

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 DERWENT STREET MENTONE VIC 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,450,000

&

\$1,525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,295,000

Property type

House

Suburb

Mentone

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

14 MURRAY STREET MENTONE VIC 3194	\$1,242,000	17-Jan-25
18 RIVIERA STREET MENTONE VIC 3194	\$1,380,000	20-Feb-25
16 SYCAMORE AVENUE MENTONE VIC 3194	\$1,335,000	22-Nov-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 19 May 2025



14 MURRAY STREET MENTONE VIC 3194

Sold Price

\$1,242,000

Sold Date

17-Jan-25

 4  2  2

Distance

0.18km



18 RIVIERA STREET MENTONE VIC 3194

Sold Price

\$1,380,000

Sold Date

20-Feb-25

 4  2  -

Distance

0.59km



16 SYCAMORE AVENUE MENTONE VIC 3194

Sold Price

\$1,335,000

Sold Date

22-Nov-24

 4  2  4

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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