

# 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 8/3 Mentone Parade, Mentone Vic 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000 & \$1,790,000

### Median sale price

Median price \$1,217,500 Property Type Townhouse Suburb Mentone

Period - From 13/05/2025 to 12/05/2026 Source Property Data

### 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 six 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
1	2/60 Naples Rd MENTONE 3194	\$1,700,000	07/04/2026
2	6a Scarborough Gr BEAUMARIS 3193	\$1,783,000	02/03/2026
3	1/7a Collins St MENTONE 3194	\$1,750,000	28/02/2026

**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 six months.~~

This Statement of Information was prepared on: 13/05/2026 13:05



3   3   2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$1,700,000 - \$1,790,000  
**Median Townhouse Price**  
13/05/2025 - 12/05/2026: \$1,217,500

## Comparable Properties



**2/60 Naples Rd MENTONE 3194 (REI)**

Agent Comments

4   2   2

**Price:** \$1,700,000  
**Method:** Private Sale  
**Date:** 07/04/2026  
**Property Type:** Townhouse (Single)



**6a Scarborough Gr BEAUMARIS 3193 (REI)**

Agent Comments

3   2   2

**Price:** \$1,783,000  
**Method:** Private Sale  
**Date:** 02/03/2026  
**Property Type:** Townhouse (Single)



**1/7a Collins St MENTONE 3194 (REI)**

Agent Comments

4   2   2

**Price:** \$1,750,000  
**Method:** Private Sale  
**Date:** 28/02/2026  
**Property Type:** Townhouse (Res)  
**Land Size:** 354 sqm approx

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