

# 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](https://consumer.vic.gov.au/underquoting)

Range between \$1,800,000

&

\$1,950,000

### Median sale price

Median price \$1,185,000

Property Type Townhouse

Suburb Mentone

Period - From 08/12/2024

to

07/12/2025

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	44b Second St PARKDALE 3195	\$1,880,000	03/10/2025
2	42a Sixth St PARKDALE 3195	\$1,880,000	20/09/2025
3	3A Florence St MENTONE 3194	\$1,925,000	20/09/2025

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:

08/12/2025 09:48



3   3   2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$1,800,000 - \$1,950,000  
**Median Townhouse Price**  
08/12/2024 - 07/12/2025: \$1,185,000

## Comparable Properties



**44b Second St PARKDALE 3195 (REI)**

Agent Comments

4   3   4

**Price:** \$1,880,000  
**Method:** Private Sale  
**Date:** 03/10/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 365 sqm approx



**42a Sixth St PARKDALE 3195 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,880,000  
**Method:** Private Sale  
**Date:** 20/09/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 348 sqm approx



**3A Florence St MENTONE 3194 (REI)**

Agent Comments

4   2   2

**Price:** \$1,925,000  
**Method:** Private Sale  
**Date:** 20/09/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 364 sqm approx

**Account - Hodges** | P: 03 95846500 | F: 03 95848216