

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

8/86-88 COLLINS 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

\$620,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

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

7/39-41 MILAN STREET MENTONE VIC 3194	\$650,000	12-Mar-25
13/28 FLORENCE STREET MENTONE VIC 3194	\$640,000	07-Nov-24
3/35-37 BALCOMBE ROAD MENTONE VIC 3194	\$610,000	19-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: 04 May 2025



**7/39-41 MILAN STREET MENTONE
VIC 3194**

2 1 1

Sold Price

^{RS} **\$650,000**

Sold Date

12-Mar-25

Distance

0.59km



**13/28 FLORENCE STREET
MENTONE VIC 3194**

2 1 1

Sold Price

\$640,000

Sold Date

07-Nov-24

Distance

0.32km



**3/35-37 BALCOMBE ROAD
MENTONE VIC 3194**

2 1 1

Sold Price

\$610,000

Sold Date

19-Nov-24

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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