

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

89b Nepean Highway, Mentone Vic 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,125,000

Property Type

Townhouse

Suburb

Mentone

Period - From

21/07/2024

to

20/07/2025

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	1c Cobham St CHELTENHAM 3192	\$1,260,000	05/07/2025
2	11b Norma Av CHELTENHAM 3192	\$1,280,000	16/06/2025
3	11 Broome Av MENTONE 3194	\$1,220,000	22/05/2025

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:

21/07/2025 15:02



 4
  3
  3

Property Type: Townhouse

Land Size: 340 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Townhouse Price

21/07/2024 - 20/07/2025: \$1,125,000

Comparable Properties



1c Cobham St CHELTENHAM 3192 (REI)

Agent Comments

 4
  2
  2

Price: \$1,260,000

Method: Auction Sale

Date: 05/07/2025

Property Type: Townhouse (Res)



11b Norma Av CHELTENHAM 3192 (REI)

Agent Comments

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  2
  2

Price: \$1,280,000

Method: Private Sale

Date: 16/06/2025

Property Type: Townhouse (Single)



11 Broome Av MENTONE 3194 (REI/VG)

Agent Comments

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  3
  2

Price: \$1,220,000

Method: Private Sale

Date: 22/05/2025

Property Type: Townhouse (Single)

Land Size: 315 sqm approx

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