

# 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

13/3-7 Davies Street, 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 \$540,000 & \$590,000

### Median sale price

Median price \$772,000 Property Type Unit Suburb Mentone

Period - From 01/10/2025 to 31/12/2025 Source REIV

### 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	4/28 Warrigal Rd PARKDALE 3195	\$575,000	28/01/2026
2	4/207 Charman Rd CHELTENHAM 3192	\$580,000	22/01/2026
3	3/28 Bourke St MENTONE 3194	\$554,000	20/12/2025

**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:

24/02/2026 13:12



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**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
 \$540,000 - \$590,000  
**Median Unit Price**  
 December quarter 2025: \$772,000

## Comparable Properties



4/28 Warrigal Rd PARKDALE 3195 (REI)

Agent Comments

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**Price:** \$575,000  
**Method:** Private Sale  
**Date:** 28/01/2026  
**Property Type:** Apartment  
**Land Size:** 72 sqm approx



4/207 Charman Rd CHELTENHAM 3192 (REI)

Agent Comments

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**Price:** \$580,000  
**Method:** Auction Sale  
**Date:** 22/01/2026  
**Property Type:** Apartment



3/28 Bourke St MENTONE 3194 (REI/VG)

Agent Comments

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**Price:** \$554,000  
**Method:** Auction Sale  
**Date:** 20/12/2025  
**Property Type:** Apartment

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