

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

3/39 PLUMMER ROAD 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Mentone

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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

8/14 NAPLES ROAD MENTONE VIC 3194	\$800,000	22-Sep-25
11/48 PLUMMER ROAD MENTONE VIC 3194	\$818,000	05-Dec-25
3/6 PATTY STREET MENTONE VIC 3194	\$840,000	01-Oct-25

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: 23 February 2026


8/14 NAPLES ROAD MENTONE VIC 3194

Sold Price

\$800,000

Sold Date

22-Sep-25
 2
  1
  1

Distance

0.63km

11/48 PLUMMER ROAD MENTONE VIC 3194

Sold Price

\$818,000

Sold Date

05-Dec-25
 2
  1
  1

Distance

0.17km

3/6 PATTY STREET MENTONE VIC 3194

Sold Price

\$840,000

Sold Date

01-Oct-25
 2
  1
  1

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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