

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

14/3-5 ALVENA 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

\$500,000

&

\$550,000

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

10/3-5 ALVENA STREET MENTONE VIC 3194	\$455,000	24-Oct-25
203/116 BALCOMBE ROAD MENTONE VIC 3194	\$510,000	01-Oct-25
1/12 COLLINS STREET MENTONE VIC 3194	\$525,000	09-Dec-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: 24 February 2026



10/3-5 ALVENA STREET MENTONE Sold Price **\$455,000** Sold Date **24-Oct-25**
VIC 3194

2 1 1

Distance **0km**



203/116 BALCOMBE ROAD Sold Price **\$510,000** Sold Date **01-Oct-25**
MENTONE VIC 3194

2 1 1

Distance **0.65km**



1/12 COLLINS STREET MENTONE Sold Price **\$525,000** Sold Date **09-Dec-25**
VIC 3194

2 1 1

Distance **0.7km**

RS = Recent sale UN = Undisclosed Sale

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