

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

23 BOURKE 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

\$2,200,000

&

\$2,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,365,000

Property type

House

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

55 MUNDY STREET MENTONE VIC 3194	\$2,455,000	11-Oct-25
23 MENTONE PARADE MENTONE VIC 3194	\$2,216,000	06-Sep-25
248 BALCOMBE ROAD MENTONE VIC 3194	\$2,180,000	11-Nov-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: 11 February 2026


55 MUNDY STREET MENTONE VIC 3194

Sold Price

^{RS} **\$2,455,000**

Sold Date

11-Oct-25
 5

  3

  2

Distance

0.81km

23 MENTONE PARADE MENTONE VIC 3194

Sold Price

^{RS} **\$2,216,000**

Sold Date

06-Sep-25
 4

  3

  2

Distance

1.61km

248 BALCOMBE ROAD MENTONE VIC 3194

Sold Price

^{RS} **\$2,180,000**

Sold Date

11-Nov-25
 4

  1

  3

Distance

0.55km
RS = Recent sale

UN = Undisclosed Sale

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