

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

34 Southern Road, Mentone Vic 3194

Indicative selling price

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

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$1,175,000 Property Type Townhouse Suburb Mentone

Period - From 28/01/2025 to 27/01/2026 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	116 Oak Av MENTONE 3194	\$980,000	19/12/2025
2	11 Gouldthorp Av MENTONE 3194	\$1,055,000	15/11/2025
3	1a Tylden Ct MENTONE 3194	\$1,060,000	13/08/2025

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:

28/01/2026 14:05

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Indicative Selling Price

\$980,000 - \$1,050,000

Median Townhouse Price

28/01/2025 - 27/01/2026: \$1,175,000



3 2 1

Property Type: House (Res)

Land Size: 233 sqm approx

Agent Comments

Comparable Properties



116 Oak Av MENTONE 3194 (VG)

Agent Comments

3 - -

Price: \$980,000

Method: Sale

Date: 19/12/2025

Property Type: House - Attached House N.E.C.

Land Size: 166 sqm approx

11 Gouldthorp Av MENTONE 3194 (REI/VG)

Agent Comments

3 1 2

Price: \$1,055,000

Method: Auction Sale

Date: 15/11/2025

Property Type: Townhouse (Res)

Land Size: 214 sqm approx



1a Tylden Ct MENTONE 3194 (REI/VG)

Agent Comments

3 2 1

Price: \$1,060,000

Method: Private Sale

Date: 13/08/2025

Property Type: Townhouse (Single)

Land Size: 214 sqm approx

Account - Jellis Craig | P: 03 88498088