

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

6/2-10 TEAGUE AVENUE 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,500

Property type

Unit

Suburb

Mentone

Period-from

01 Nov 2024

to

31 Oct 2025

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

3/80 WARRIGAL ROAD PARKDALE VIC 3195	\$680,000	05-Jul-25
1/82 WARRIGAL ROAD PARKDALE VIC 3195	\$655,000	08-Aug-25
7/86-88 COLLINS STREET MENTONE VIC 3194	\$660,000	30-Jun-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: 25 November 2025



3/80 WARRIGAL ROAD PARKDALE Sold Price **\$680,000** Sold Date **05-Jul-25**
VIC 3195

 2  1  1

Distance **1km**



1/82 WARRIGAL ROAD PARKDALE Sold Price **\$655,000** Sold Date **08-Aug-25**
VIC 3195

 2  1  1

Distance **0.99km**



7/86-88 COLLINS STREET Sold Price **\$660,000** Sold Date **30-Jun-25**
MENTONE VIC 3194

 2  1  1

Distance **0.14km**

RS = Recent sale UN = Undisclosed Sale

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