

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

1/130 Warrigal Road, Mentone Vic 3194

Indicative selling price

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

Range between \$685,000 & \$720,000

Median sale price

Median price \$772,000 Property Type Unit Suburb Mentone

Period - From 01/10/2025 to 31/12/2025 Source REIV

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	16/158 Como Pde PARKDALE 3195	\$715,000	17/12/2025
2	16/158 Como Pde.W PARKDALE 3195	\$715,000	17/12/2025
3	3/12 Flinders St MENTONE 3194	\$701,000	22/11/2025

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:

20/02/2026 10:11



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Property Type: Unit
Agent Comments

Indicative Selling Price

\$685,000 - \$720,000

Median Unit Price

December quarter 2025: \$772,000

Comparable Properties

16/158 Como Pde PARKDALE 3195 (VG)

Agent Comments

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Price: \$715,000

Method: Sale

Date: 17/12/2025

Property Type: Flat/Unit/Apartment (Res)



16/158 Como Pde.W PARKDALE 3195 (REI)

Agent Comments

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Price: \$715,000

Method: Private Sale

Date: 17/12/2025

Property Type: Unit



3/12 Flinders St MENTONE 3194 (REI/VG)

Agent Comments

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  1

Price: \$701,000

Method: Auction Sale

Date: 22/11/2025

Property Type: Unit

Land Size: 112 sqm approx

Account - Hodges | P: 03 95846500 | F: 03 95848216