

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

6/3 MENTONE PARADE 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

\$1,400,000

&

\$1,480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Mentone

Period-from

01 Dec 2024

to

30 Nov 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

5/3 MENTONE PARADE MENTONE VIC 3194	\$1,480,000	02-Aug-25
4/3 MENTONE PARADE MENTONE VIC 3194	\$1,480,000	07-Aug-25
2/3 MENTONE PARADE MENTONE VIC 3194	\$1,480,000	15-Aug-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 December 2025



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5/3 MENTONE PARADE MENTONE VIC 3194 Sold Price **\$1,480,000** Sold Date **02-Aug-25**

4 3 3

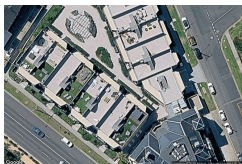
Distance **0km**



4/3 MENTONE PARADE MENTONE VIC 3194 Sold Price Sold Date **07-Aug-25**

4 3 2

Distance **0km**



2/3 MENTONE PARADE MENTONE VIC 3194 Sold Price Sold Date **15-Aug-25**

2 - -

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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