

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

1/17 SOUTHERN ROAD 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

\$1,190,000

&

\$1,290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,370,000

Property type

Other

Suburb

Mentone

Period-from

01 Aug 2025

to

31 Jul 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

13A COOLABAH STREET MENTONE VIC 3194	1368000	30-Jul-26
20 ROBERT STREET PARKDALE VIC 3195	1320000	12-May-26
3A ALDEN COURT CHELTENHAM VIC 3192	1300000	24-Jun-26

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: 04 August 2026



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**13A COOLABAH STREET MENTONE
VIC 3194**

Sold Price

^{RS} **1368000** ^{UN}

Sold Date **30-Jul-26**

4 2 1

Distance **0.28km**



**20 ROBERT STREET PARKDALE
VIC 3195**

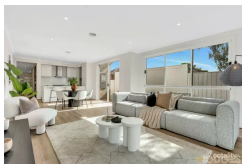
Sold Price

^{RS} **1320000** ^{UN}

Sold Date **12-May-26**

3 2 2

Distance **0.69km**



**3A ALDEN COURT CHELTENHAM
VIC 3192**

Sold Price

1300000

Sold Date **24-Jun-26**

2 2 1

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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