

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

1/5 Lower Dandenong Road, Mentone Vic 3194

Indicative selling price

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

Range between \$885,000 & \$970,000

Median sale price

Median price \$1,190,000 Property Type Townhouse Suburb Mentone

Period - From 18/06/2025 to 17/06/2026 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.

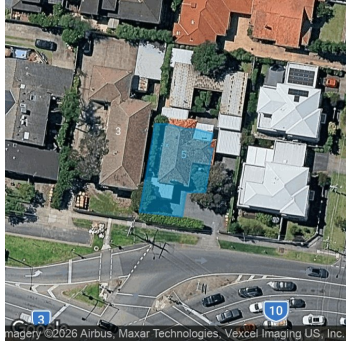
	Address of comparable property	Price	Date of sale
1	2/152 Warrigal Rd MENTONE 3194	\$951,000	29/04/2026
2	2/9 Reid St PARKDALE 3195	\$930,000	14/03/2026
3	2/9-11 Reid St PARKDALE 3195	\$930,000	14/03/2026

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:

18/06/2026 08:10



3 2 2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$885,000 - \$970,000
Median Townhouse Price
18/06/2025 - 17/06/2026: \$1,190,000

Comparable Properties



2/152 Warrigal Rd MENTONE 3194 (REI/VG)

Agent Comments

3 2 2

Price: \$951,000
Method: Private Sale
Date: 29/04/2026
Property Type: Townhouse (Single)



2/9 Reid St PARKDALE 3195 (VG)

Agent Comments

3 - -

Price: \$930,000
Method: Sale
Date: 14/03/2026
Property Type: Flat/Unit/Apartment (Res)



2/9-11 Reid St PARKDALE 3195 (REI)

Agent Comments

3 2 2

Price: \$930,000
Method: Auction Sale
Date: 14/03/2026
Property Type: Unit
Land Size: 400 sqm approx

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