

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

1/8 Collins Street, Mentone Vic 3194

Indicative selling price

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

Single price

\$1,600,000

Median sale price

Median price

\$1,417,500

Property Type

House

Suburb

Mentone

Period - From

22/06/2025

to

21/06/2026

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	1/130 Tramway Pde BEAUMARIS 3193	\$1,600,000	24/02/2026
2			
3			

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:

22/06/2026 13:32



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Property Type: House
Land Size: 371 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000

Median House Price
22/06/2025 - 21/06/2026: \$1,417,500

Comparable Properties



1/130 Tramway Pde BEAUMARIS 3193 (REI)

Agent Comments

3 1 1

Price: \$1,600,000
Method: Sold Before Auction
Date: 24/02/2026
Property Type: House (Res)
Land Size: 399 sqm approx

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.