

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

12 Delville Avenue, Mentone Vic 3194

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,450,000

Property Type House

Suburb Mentone

Period - From 01/10/2022

to 30/09/2023

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	34 Murray St MENTONE 3194	\$1,305,000	11/09/2023
2	21 Blackburn Dr CHELTENHAM 3192	\$1,301,000	27/06/2023
3	8 Sycamore Av MENTONE 3194	\$1,275,000	20/09/2023

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:

26/10/2023 09:26

12 Delville Avenue, Mentone Vic 3194

Byron Kerr

0395855667

0421192271

byronkerr@jellisraig.com.au



 4  2  2

Property Type: House (Res)

Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending September 2023: \$1,450,000

Comparable Properties



34 Murray St MENTONE 3194 (REI)

Agent Comments

 4  2  2

Price: \$1,305,000

Method: Private Sale

Date: 11/09/2023

Property Type: House (Res)

Land Size: 567 sqm approx



21 Blackburn Dr CHELTENHAM 3192 (REI/VG) Agent Comments

 4  2  2

Price: \$1,301,000

Method: Sold Before Auction

Date: 27/06/2023

Property Type: House (Res)

Land Size: 535 sqm approx



8 Sycamore Av MENTONE 3194 (REI)

Agent Comments

 4  1  2

Price: \$1,275,000

Method: Sold Before Auction

Date: 20/09/2023

Property Type: House (Res)

Land Size: 779 sqm approx

Account - Jellis Craig



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