

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

15/70 Beach Road, Mentone Vic 3194

Indicative selling price

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

Range between \$385,000

&

\$422,000

Median sale price

Median price \$592,500

Property Type Unit

Suburb Mentone

Period - From 06/08/2025

to

05/08/2026

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	4/5 Station St MENTONE 3194	\$407,000	23/05/2026
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:

06/08/2026 15:36



 1  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$385,000 - \$422,000
Median Unit Price
06/08/2025 - 05/08/2026: \$592,500

Comparable Properties

4/5 Station St MENTONE 3194 (REI/VG)

Agent Comments

 1  1  1

Price: \$407,000
Method: Private Sale
Date: 23/05/2026
Property Type: Apartment

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.