Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	16/3-5 Alvena Street, Mentone Vic 3194
Including suburb and	
postcode	

Indicative selling price

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

hange between \$550,000 & \$500,000	Range between	\$550,000	&	\$600,000
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Median sale price

Median price	\$700,000	Pro	perty Type	Jnit		Suburb	Mentone
Period - From	01/04/2024	to	31/03/2025	s	ource	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

Add	dress of comparable property	Price	Date of sale
1	111/35 Childers St MENTONE 3194	\$555,000	03/04/2025
2	1/33-35 Childers St MENTONE 3194	\$553,000	18/03/2025
3	102/30 Garfield St CHELTENHAM 3192	\$580,000	21/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/05/2025 12:03













Property Type: Agent Comments

Indicative Selling Price \$550,000 - \$600,000 **Median Unit Price** Year ending March 2025: \$700,000

Comparable Properties



111/35 Childers St MENTONE 3194 (REI)

Price: \$555,000 Method: Private Sale Date: 03/04/2025 Property Type: Unit

Agent Comments



1/33-35 Childers St MENTONE 3194 (REI)



Price: \$553,000 Method: Private Sale

Property Type: Apartment

Agent Comments



102/30 Garfield St CHELTENHAM 3192 (REI/VG)

Price: \$580.000 Method: Auction Sale

Date: 18/03/2025



Agent Comments

Date: 21/12/2024 Property Type: Apartment

Account - Hodges





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