

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

16/3-5 Alvena Street, Mentone Vic 3194

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$700,000

Property Type Unit

Suburb Mentone

Period - From 01/04/2024

to 31/03/2025

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	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 comparable properties 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) **Agent Comments**

2 2 1

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



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

2 2 1

Price: \$553,000
Method: Private Sale
Date: 18/03/2025
Property Type: Apartment



102/30 Garfield St CHELTENHAM 3192 (REI/VG) **Agent Comments**

2 2 1

Price: \$580,000
Method: Auction Sale
Date: 21/12/2024
Property Type: Apartment

Account - Hodges