

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

17/3-5 ALVENA STREET MENTONE VIC 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,250

Property type

Unit

Suburb

Mentone

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

5/3-5 ALVENA STREET MENTONE VIC 3194	\$608,000	28-Aug-25
106/157 PARK ROAD CHELTENHAM VIC 3192	\$500,000	08-Apr-26
6/144 COLLINS STREET MENTONE VIC 3194	\$502,000	25-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 28 July 2026



**5/3-5 ALVENA STREET MENTONE
VIC 3194**

Sold Price

\$608,000

Sold Date **28-Aug-25**

2 2 1

Distance **0km**



**106/157 PARK ROAD CHELTENHAM
VIC 3192**

Sold Price

\$500,000

Sold Date **08-Apr-26**

2 2 1

Distance **1.28km**



**6/144 COLLINS STREET MENTONE
VIC 3194**

Sold Price

\$502,000

Sold Date **25-Mar-26**

2 2 1

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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