

# 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

18 Coolabah Street, Mentone Vic 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$1,448,500

Property Type House

Suburb Mentone

Period - From 01/01/2023

to 31/12/2023

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	12 Acacia Av MENTONE 3194	\$1,240,500	06/12/2023
2	81 Nepean Hwy MENTONE 3194	\$1,210,000	10/02/2024
3	22 Cedar St MENTONE 3194	\$1,175,000	19/12/2023

**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:

09/04/2024 12:56

18 Coolabah Street, Mentone Vic 3194

Amanda Harrison  
03 9585 5667  
0402 128 801  
amandaharrison@jellisrcraig.com.au



 3  2  2

**Property Type:**  
**Land Size:** 769 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
Year ending December 2023: \$1,448,500

## Comparable Properties



**12 Acacia Av MENTONE 3194 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,240,500  
**Method:** Sold Before Auction  
**Date:** 06/12/2023  
**Property Type:** House (Res)  
**Land Size:** 782 sqm approx



**81 Nepean Hwy MENTONE 3194 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$1,210,000  
**Method:** Private Sale  
**Date:** 10/02/2024  
**Property Type:** House (Res)  
**Land Size:** 651 sqm approx



**22 Cedar St MENTONE 3194 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$1,175,000  
**Method:** Sale  
**Date:** 19/12/2023  
**Property Type:** House (Res)  
**Land Size:** 587 sqm approx

**Account - Jellis Craig**



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