

# 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

19 Silverbanks Grove, 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 \$800,000 & \$860,000

### Median sale price

Median price \$1,085,000 Property Type Townhouse Suburb Mentone

Period - From 12/10/2022 to 11/10/2023 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 | 2/19 Laburnum St PARKDALE 3195 | \$875,000 | 24/06/2023   |
| 2 | 1/93 Flinders St MENTONE 3194  | \$865,000 | 28/04/2023   |
| 3 | 2/132 Balcombe Rd MENTONE 3194 | \$860,000 | 18/04/2023   |

**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: 12/10/2023 13:18

19 Silverbanks Grove, Mentone Vic 3194



3 3 2

**Property Type:** Townhouse  
**Land Size:** 84 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$800,000 - \$860,000  
**Median Townhouse Price**  
12/10/2022 - 11/10/2023: \$1,085,000

## Comparable Properties



**2/19 Laburnum St PARKDALE 3195 (REI/VG)** **Agent Comments**

3 2 2

**Price:** \$875,000  
**Method:** Private Sale  
**Date:** 24/06/2023  
**Property Type:** Townhouse (Single)



**1/93 Flinders St MENTONE 3194 (REI/VG)** **Agent Comments**

3 2 2

**Price:** \$865,000  
**Method:** Private Sale  
**Date:** 28/04/2023  
**Property Type:** Townhouse (Res)



**2/132 Balcombe Rd MENTONE 3194 (VG)** **Agent Comments**

3 - -

**Price:** \$860,000  
**Method:** Sale  
**Date:** 18/04/2023  
**Property Type:** Flat/Unit/Apartment (Res)

**Account - Jellis Craig**



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