

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

1A GAINSBOROUGH ROAD 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

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,365,000

Property type

Other

Suburb

Mentone

Period-from

01 Mar 2025

to

28 Feb 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

10B GAINSBOROUGH ROAD MENTONE VIC 3194	\$1,470,000	24-Sep-25
13 SHARAN AVENUE MENTONE VIC 3194	\$1,500,000	15-Dec-25
1/1 ELLEN STREET PARKDALE VIC 3195	\$1,555,000	22-Oct-25

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: 17 March 2026



**10B GAINSBOROUGH ROAD
MENTONE VIC 3194**

 4  3  1

Sold Price **\$1,470,000** Sold Date **24-Sep-25**

Distance **0.06km**



**13 SHARAN AVENUE MENTONE
VIC 3194**

 4  2  4

Sold Price **\$1,500,000** Sold Date **15-Dec-25**

Distance **0.09km**



**1/1 ELLEN STREET PARKDALE VIC
3195**

 3  2  2

Sold Price **\$1,555,000** Sold Date **22-Oct-25**

Distance **0.9km**

RS = Recent sale **UN** = Undisclosed Sale

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