

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

2/128 COLLINS 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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

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

71 RIVIERA STREET MENTONE VIC 3194	\$1,347,500	01-Nov-25
1A HAUGHTON STREET CHELTENHAM VIC 3192	\$1,420,000	17-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.

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71 RIVIERA STREET MENTONE VIC 3194 Sold Price **\$1,347,500** Sold Date **01-Nov-25**

4 3 1

Distance **0.82km**



1A HAUGHTON STREET CHELTENHAM VIC 3192 Sold Price **\$1,420,000** Sold Date **17-Oct-25**

4 3 2

Distance **0.79km**

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

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