

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

2/152 WARRIGAL 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Mentone

Period-from

01 Apr 2025

to

31 Mar 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

1/25 WEDD STREET CHELTENHAM VIC 3192	\$1,110,000	28-Mar-26
1/11 HOFFMAN STREET CHELTENHAM VIC 3192	\$1,095,000	22-Nov-25
154 CHARMAN ROAD MENTONE VIC 3194	\$1,000,000	05-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: 13 April 2026


**1/25 WEDD STREET CHELTENHAM
VIC 3192**

Sold Price

^{RS}
\$1,110,000

Sold Date

28-Mar-26


3



2



2

Distance

1.65km

**1/11 HOFFMAN STREET
CHELTENHAM VIC 3192**

Sold Price

\$1,095,000

Sold Date

22-Nov-25


3



2



2

Distance

1.7km

**154 CHARMAN ROAD MENTONE
VIC 3194**

Sold Price

^{RS}
\$1,000,000

Sold Date

05-Mar-26


3



1



2

Distance

1.65km
RS = Recent sale

UN = Undisclosed Sale

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