

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

2/3 STATION 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

\$960,000

&

\$1,050,000

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

4/5 POTTS STREET PARKDALE VIC 3195	\$1,010,000	18-Mar-26
3 SILVERBANKS GROVE MENTONE VIC 3194	\$970,000	18-Nov-25
2/110 LOWER DANDENONG ROAD PARKDALE VIC 3195	\$943,000	28-Feb-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: 10 April 2026



4/5 POTTS STREET PARKDALE VIC 3195 Sold Price ^{RS} **\$1,010,000** Sold Date **18-Mar-26**
 Distance **0.56km**
 3 2 2



3 SILVERBANKS GROVE MENTONE VIC 3194 Sold Price **\$970,000** Sold Date **18-Nov-25**
 Distance **0.91km**
 3 2 2



2/110 LOWER DANDENONG ROAD PARKDALE VIC 3195 Sold Price ^{RS} **\$943,000** Sold Date **28-Feb-26**
 Distance **1.75km**
 3 2 2

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

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