

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

2/77 Beach Road, Mentone Vic 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$1,185,000

Property Type Townhouse

Suburb Mentone

Period - From 31/07/2025

to 30/07/2026

Source Property Data

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.

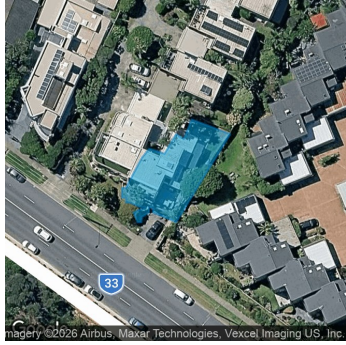
	Address of comparable property	Price	Date of sale
1	11a Church St BEAUMARIS 3193	\$1,750,000	08/05/2026
2	2/60 Naples Rd MENTONE 3194	\$1,700,000	07/04/2026
3	6a Scarborough Gr BEAUMARIS 3193	\$1,783,000	02/03/2026

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:

31/07/2026 12:33



 3  2.5  2

Property Type: Townhouse

Land Size: 282 sqm approx

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median Townhouse Price

31/07/2025 - 30/07/2026: \$1,185,000

Comparable Properties



11a Church St BEAUMARIS 3193 (VG)

Agent Comments

 4  -  -

Price: \$1,750,000

Method: Sale

Date: 08/05/2026

Property Type: House - Attached House N.E.C.

Land Size: 302 sqm approx



2/60 Naples Rd MENTONE 3194 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,700,000

Method: Private Sale

Date: 07/04/2026

Property Type: Townhouse (Single)



6a Scarborough Gr BEAUMARIS 3193 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,783,000

Method: Private Sale

Date: 02/03/2026

Property Type: Townhouse (Single)

Land Size: 284 sqm approx

Account - Hodges | P: 03 95846500 | F: 03 95848216