

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

21 Naples Road, Mentone Vic 3194

Indicative selling price

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

Range between \$1,955,000 & \$2,150,000

Median sale price

Median price \$1,425,000 Property Type House Suburb Mentone

Period - From 01/04/2025 to 31/03/2026 Source REIV

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	23 Bourke St MENTONE 3194	\$2,050,000	01/05/2026
2	10 Conti Ct MENTONE 3194	\$2,000,000	20/02/2026
3			

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:

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Property Type:
Divorce/Estate/Family Transfers
Land Size: 606 sqm approx
Agent Comments

Indicative Selling Price
\$1,955,000 - \$2,150,000
Median House Price
Year ending March 2026: \$1,425,000

Comparable Properties



23 Bourke St MENTONE 3194 (REI)

Agent Comments



Price: \$2,050,000
Method: Private Sale
Date: 01/05/2026
Property Type: House (Res)
Land Size: 753 sqm approx



10 Conti Ct MENTONE 3194 (REI)

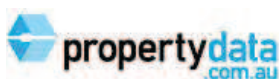
Agent Comments



Price: \$2,000,000
Method: Sold Before Auction
Date: 20/02/2026
Property Type: House (Res)

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.

Account - Hodges



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