

# 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

22 Abrahams Drive, Mentone Vic 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,000,000

### Median sale price

Median price \$1,138,000 Property Type Townhouse Suburb Mentone

Period - From 20/05/2023 to 19/05/2024 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	4/184 Charman Rd CHELTENHAM 3192	\$990,000	17/02/2024
2	8 Abrahams Dr MENTONE 3194	\$987,000	03/02/2024
3	2/212-214 Charman Rd CHELTENHAM 3192	\$950,000	18/03/2024

**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:

20/05/2024 13:56

22 Abrahams Drive, Mentone Vic 3194

Amie Goddard

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3 -

**Property Type:** House (Res)

**Land Size:** 133 sqm approx

Agent Comments

**Indicative Selling Price**

\$950,000 - \$1,000,000

**Median Townhouse Price**

20/05/2023 - 19/05/2024: \$1,138,000

## Comparable Properties



**4/184 Charman Rd CHELTENHAM 3192 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$990,000

**Method:** Auction Sale

**Date:** 17/02/2024

**Property Type:** Townhouse (Res)

**Land Size:** 180 sqm approx



**8 Abrahams Dr MENTONE 3194 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$987,000

**Method:** Auction Sale

**Date:** 03/02/2024

**Property Type:** Townhouse (Res)

**Land Size:** 133 sqm approx



**2/212-214 Charman Rd CHELTENHAM 3192 (REI)**

Agent Comments

3 2 2

**Price:** \$950,000

**Method:** Private Sale

**Date:** 18/03/2024

**Property Type:** Townhouse (Single)

Account - Jellis Craig



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