

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

25 MENIN ROAD MONBULK VIC 3793

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

\$730,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

House

Suburb

Monbulk

Period-from

01 Mar 2025

to

28 Feb 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

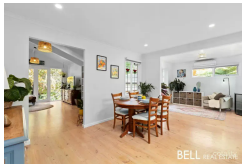
Date of sale

18 BAYNES PARK ROAD MONBULK VIC 3793	\$865,000	04-Jun-25
4 ROBINA ROAD MONBULK VIC 3793	\$790,000	19-Oct-24
1 BURCHETT STREET MONBULK VIC 3793	\$760,000	25-Sep-25

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: 26 March 2026


18 BAYNES PARK ROAD MONBULK VIC 3793

Sold Price

\$865,000

Sold Date

04-Jun-25


Distance

0.25km

4 ROBINA ROAD MONBULK VIC 3793

Sold Price

\$790,000

Sold Date

19-Oct-24


Distance

0.73km

1 BURCHETT STREET MONBULK VIC 3793

Sold Price

\$760,000

Sold Date

25-Sep-25


Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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