

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

3/16 Naples Road, Mentone Vic 3194

Indicative selling price

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

Range between \$790,000

&

\$840,000

Median sale price

Median price \$726,000

Property Type Unit

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	9/18 Warrigal Rd PARKDALE 3195	\$815,000	13/03/2026
2	6/104 Cromer Rd BEAUMARIS 3193	\$827,000	07/02/2026
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:

24/06/2026 10:32



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Property Type: Unit
Land Size: 124 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$840,000
Median Unit Price
Year ending March 2026: \$726,000

Comparable Properties



9/18 Warrigal Rd PARKDALE 3195 (REI/VG)

Agent Comments

2 1 1

Price: \$815,000
Method: Private Sale
Date: 13/03/2026
Property Type: Unit

6/104 Cromer Rd BEAUMARIS 3193 (REI/VG)

Agent Comments

2 1 1

Price: \$827,000
Method: Auction Sale
Date: 07/02/2026
Property Type: Villa

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.