

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

3/2-4 DAVIES STREET MENTONE VIC 3194

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

\$490,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$677,000

Property type

Unit

Suburb

Mentone

Period-from

01 Sep 2025

to

31 Aug 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

11/28 FLORENCE STREET MENTONE VIC 3194	\$547,500	20-Jun-26
4/18 FLINDERS STREET MENTONE VIC 3194	\$489,000	20-Aug-26
2/18 FLINDERS STREET MENTONE VIC 3194	\$492,000	21-Aug-26

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.~~

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**11/28 FLORENCE STREET
MENTONE VIC 3194**

1 1 1

Sold Price **\$547,500** Sold Date **20-Jun-26**

Distance **0.14km**



**4/18 FLINDERS STREET MENTONE
VIC 3194**

1 1 1

Sold Price ^{RS} **\$489,000** Sold Date **20-Aug-26**

Distance **0.83km**



**2/18 FLINDERS STREET MENTONE
VIC 3194**

1 1 1

Sold Price ^{RS} **\$492,000** Sold Date **21-Aug-26**

Distance **0.84km**

RS = Recent sale **UN** = Undisclosed Sale

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