

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

3/67 Albenca Street, Mentone VIC 3194

Indicative selling price

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

Range between

\$950,000

&

\$990,000

Median sale price

Median price

\$665,500

Property Type

Unit

Suburb

Mentone

Period - From

28/11/2024

to

27/05/2025

Source

core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1/67 Albenca Street Mentone VIC 3194	\$1,070,000	27/02/2025
16 Barwon Street Mentone VIC 3194	\$995,000	16/01/2025
24 Streeton Drive Mentone VIC 3194	\$955,000	12/12/2024

This Statement of Information was prepared on:

28/05/2025