

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

31 Lower Dandenong Road, Mentone Vic 3194

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,415,000 Property Type House Suburb Mentone

Period - From 01/04/2023 to 31/03/2024 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	22 Cedar St MENTONE 3194	\$1,175,000	19/12/2023
2	24 Kardinian Av CHELTENHAM 3192	\$1,100,000	15/04/2024
3	32 Southern Rd MENTONE 3194	\$1,050,000	25/03/2024

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: 22/04/2024 17:28



3 1 2+

Rooms: 6
Property Type: House/Land
Land Size: 608 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
Year ending March 2024: \$1,415,000

Comparable Properties



22 Cedar St MENTONE 3194 (VG)

[Agent Comments](#)

3 - -

Price: \$1,175,000
Method: Sale
Date: 19/12/2023
Property Type: House (Res)
Land Size: 587 sqm approx



24 Kardinian Av CHELTENHAM 3192 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,100,000
Method: Private Sale
Date: 15/04/2024
Property Type: House
Land Size: 530 sqm approx



32 Southern Rd MENTONE 3194 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,050,000
Method: Private Sale
Date: 25/03/2024
Property Type: House
Land Size: 630 sqm approx