

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

3A Cochrane Avenue, Mentone Vic 3194

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$1,410,000 Property Type House Suburb Mentone

Period - From 04/06/2025 to 03/06/2026 Source Property Data

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	21b Fifth St PARKDALE 3195	\$1,975,000	15/05/2026
2	23 Bourke St MENTONE 3194	\$2,050,000	01/05/2026
3	114b Beach Rd PARKDALE 3195	\$1,990,000	27/03/2026

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:

04/06/2026 09:29



Property Type:
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,090,000
Median House Price
04/06/2025 - 03/06/2026: \$1,410,000

Comparable Properties



21b Fifth St PARKDALE 3195 (REI)

Agent Comments



Price: \$1,975,000
Method: Private Sale
Date: 15/05/2026
Property Type: Townhouse (Single)



23 Bourke St MENTONE 3194 (REI)

Agent Comments



Price: \$2,050,000
Method: Private Sale
Date: 01/05/2026
Property Type: House (Res)
Land Size: 753 sqm approx



114b Beach Rd PARKDALE 3195 (REI)

Agent Comments



Price: \$1,990,000
Method: Sold Before Auction
Date: 27/03/2026
Property Type: Townhouse (Res)

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372