

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

4/19 BRINDISI 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Mentone

Period-from

01 Jan 2025

to

31 Dec 2025

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

3/12 FLINDERS STREET MENTONE VIC 3194	\$701,000	22-Nov-25
4/166 CHARMAN ROAD MENTONE VIC 3194	\$710,000	04-Oct-25
1/5-7 WAKOOL AVENUE MENTONE VIC 3194	\$726,000	11-Oct-25

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.~~

This Statement of Information was prepared on: 24 January 2026



3/12 FLINDERS STREET MENTONE VIC 3194

Sold Price

^{RS}
\$701,000

Sold Date

22-Nov-25
 2

 1

 1

Distance

1.08km


4/166 CHARMAN ROAD MENTONE VIC 3194

Sold Price

\$710,000

Sold Date

04-Oct-25
 2

 1

 1

Distance

1.27km


1/5-7 WAKOOL AVENUE MENTONE VIC 3194

Sold Price

\$726,000

Sold Date

11-Oct-25
 2

 1

 1

Distance

0.82km
RS = Recent sale

UN = Undisclosed Sale

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