

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

4/56 Milan Street, Mentone Vic 3194

Indicative selling price

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

Range between \$315,000

&

\$330,000

Median sale price

Median price \$595,000

Property Type Unit

Suburb Mentone

Period - From 23/05/2025

to

22/05/2026

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	7/52 Plummer Rd MENTONE 3194	\$325,000	02/05/2026
2	3/18 Collins St MENTONE 3194	\$316,000	21/02/2026
3			

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:

23/05/2026 09:02



1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$315,000 - \$330,000

Median Unit Price

23/05/2025 - 22/05/2026: \$595,000

Comparable Properties



7/52 Plummer Rd MENTONE 3194 (REI)

Agent Comments

1 1 1

Price: \$325,000

Method: Private Sale

Date: 02/05/2026

Property Type: Apartment



3/18 Collins St MENTONE 3194 (REI/VG)

Agent Comments

1 1 1

Price: \$316,000

Method: Private Sale

Date: 21/02/2026

Property Type: Flat

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.

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