

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 HASKINGS LANE 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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,370,000

Property type

House

Suburb

Mentone

Period-from

01 May 2025

to

30 Apr 2026

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

11/48 PLUMMER ROAD MENTONE VIC 3194	\$818,000	05-Dec-25
2/264 BALCOMBE ROAD MENTONE VIC 3194	\$855,000	04-May-26
6/59 MILAN STREET MENTONE VIC 3194	\$764,000	09-May-26

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: 20 May 2026



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**11/48 PLUMMER ROAD MENTONE
VIC 3194**

Sold Price **\$818,000** Sold Date **05-Dec-25**

2 1 1

Distance **0.82km**



**2/264 BALCOMBE ROAD
MENTONE VIC 3194**

Sold Price ^{RS} **\$855,000** Sold Date **04-May-26**

2 1 1

Distance **1.28km**



**6/59 MILAN STREET MENTONE VIC
3194**

Sold Price ^{RS} **\$764,000** Sold Date **09-May-26**

2 1 1

Distance **0.74km**

RS = Recent sale **UN** = Undisclosed Sale

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