

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

46 Charman Road, Mentone Vic 3194

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,405,500

Property Type House

Suburb Mentone

Period - From 06/05/2025

to

05/05/2026

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	11 Winsome St MENTONE 3194	\$1,680,000	10/04/2026
2	11 Anderson Ct MENTONE 3194	\$1,680,000	21/03/2026
3	27 Wallingford St CHELTENHAM 3192	\$1,690,000	03/03/2026

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:

06/05/2026 16:17

46 Charman Road, Mentone Vic 3194



Property Type: House (Previously Occupied - Detached)

Land Size: 620 sqm approx

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median House Price

06/05/2025 - 05/05/2026: \$1,405,500

Comparable Properties



11 Winsome St MENTONE 3194 (REI/VG)

Agent Comments



Price: \$1,680,000

Method: Private Sale

Date: 10/04/2026

Property Type: House

Land Size: 740 sqm approx



11 Anderson Ct MENTONE 3194 (REI)

Agent Comments



Price: \$1,680,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 760 sqm approx



27 Wallingford St CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,690,000

Method: Private Sale

Date: 03/03/2026

Property Type: House

Account - Jellis Craig Mentone & Chelsea



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