

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

5/144 Collins Street, Mentone Vic 3194

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$585,000

Property Type Unit

Suburb Mentone

Period - From 19/08/2025

to 18/08/2026

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	206/35 Childers St MENTONE 3194	\$534,000	07/08/2026
2	3/144 Collins St MENTONE 3194	\$510,000	05/08/2026
3	202/33-35 Childers St MENTONE 3194	\$528,950	20/06/2026

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:

19/08/2026 15:58



2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

19/08/2025 - 18/08/2026: \$585,000

Comparable Properties



206/35 Childers St MENTONE 3194 (REI)

Agent Comments

2 2 1

Price: \$534,000

Method: Private Sale

Date: 07/08/2026

Property Type: Unit



3/144 Collins St MENTONE 3194 (REI)

Agent Comments

2 2 1

Price: \$510,000

Method: Private Sale

Date: 05/08/2026

Property Type: Apartment

Land Size: 2022 sqm approx



202/33-35 Childers St MENTONE 3194 (REI)

Agent Comments

2 2 1

Price: \$528,950

Method: Private Sale

Date: 20/06/2026

Property Type: Apartment

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