

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

6/19 Florence Street, Mentone Vic 3194

Indicative selling price

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

Range between \$650,000

&

\$695,000

Median sale price

Median price \$677,000

Property Type Unit

Suburb Mentone

Period - From 01/01/2026

to 31/03/2026

Source REIV

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	7/28 Latrobe St MENTONE 3194	\$650,000	17/02/2026
2	5/22-24 Bourke St MENTONE 3194	\$682,000	16/01/2026
3	3/19 Florence St MENTONE 3194	\$655,000	07/12/2025

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 12:25



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$650,000 - \$695,000
Median Unit Price
March quarter 2026: \$677,000

Comparable Properties



7/28 Latrobe St MENTONE 3194 (REI/VG)

Agent Comments

2 1 1

Price: \$650,000
Method: Private Sale
Date: 17/02/2026
Property Type: Unit



5/22-24 Bourke St MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$682,000
Method: Private Sale
Date: 16/01/2026
Property Type: Unit



3/19 Florence St MENTONE 3194 (REI/VG)

Agent Comments

2 1 1

Price: \$655,000
Method: Private Sale
Date: 07/12/2025
Property Type: Unit

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