

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

6/57 Milan Street, Mentone Vic 3194

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price

\$726,000

Property Type

Unit

Suburb

Mentone

Period - From

01/04/2025

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	4/42 Flinders St MENTONE 3194	\$640,000	28/03/2026
2	9/87 Nepean Hwy MENTONE 3194	\$677,000	28/03/2026
3	7/28 Latrobe St MENTONE 3194	\$650,000	17/02/2026

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:

18/05/2026 08:19



 2
  1
  1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$620,000 - \$680,000

Median Unit Price

Year ending March 2026: \$726,000

Comparable Properties



4/42 Flinders St MENTONE 3194 (REI/VG)

Agent Comments

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Price: \$640,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Unit



9/87 Nepean Hwy MENTONE 3194 (REI/VG)

Agent Comments

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Price: \$677,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Unit

Land Size: 210 sqm approx



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

Agent Comments

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Price: \$650,000

Method: Private Sale

Date: 17/02/2026

Property Type: Unit

Account - Hodges | P: 03 95846500 | F: 03 95848216