

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

7/32 Mentone Parade, Mentone Vic 3194

Indicative selling price

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

Range between \$750,000 & \$795,000

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	6/59 Milan St MENTONE 3194	\$764,000	09/05/2026
2	4/32-34 Flinders St MENTONE 3194	\$780,000	21/02/2026
3	1/27 Plummer Rd MENTONE 3194	\$772,000	13/12/2025

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:

16/05/2026 11:43



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Property Type: Unit
Agent Comments

Indicative Selling Price
 \$750,000 - \$795,000
Median Unit Price
 Year ending March 2026: \$726,000

Comparable Properties



6/59 Milan St MENTONE 3194 (REI)

Agent Comments

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Price: \$764,000
Method: Auction Sale
Date: 09/05/2026
Property Type: Unit



4/32-34 Flinders St MENTONE 3194 (REI)

Agent Comments

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Price: \$780,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Unit



1/27 Plummer Rd MENTONE 3194 (REI/VG)

Agent Comments

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Price: \$772,000
Method: Auction Sale
Date: 13/12/2025
Property Type: Unit
Land Size: 90 sqm approx

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