

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

75B Nepean Highway, Mentone Vic 3194

Indicative selling price

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

Range between \$950,000

&

\$990,000

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	2/110 Lower Dandenong Rd PARKDALE 3195	\$943,000	20/02/2026
2	69 Parkers Rd PARKDALE 3195	\$1,040,000	20/12/2025
3	116 Oak Av MENTONE 3194	\$980,000	19/12/2025

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:

28/04/2026 14:32



3 2 2

Property Type: Townhouse

Comparable Properties



2/110 Lower Dandenong Rd PARKDALE 3195 (REI/VG)

[Agent Comments](#)

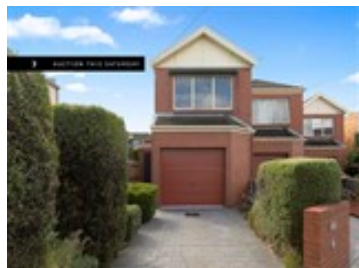
3 2 2

Price: \$943,000

Method: Private Sale

Date: 20/02/2026

Property Type: Townhouse (Res)



69 Parkers Rd PARKDALE 3195 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$1,040,000

Method: Auction Sale

Date: 20/12/2025

Property Type: Townhouse (Res)



116 Oak Av MENTONE 3194 (VG)

[Agent Comments](#)

3 - -

Price: \$980,000

Method: Sale

Date: 19/12/2025

Property Type: House - Attached House N.E.C.

Land Size: 166 sqm approx