

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

8/24 Patty Street, Mentone VIC 3194

Indicative selling price

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

Range between

\$480,000

&

\$520,000

Median sale price

Median price

\$710,000

Property Type

Unit

Suburb

Mentone

Period - From

13/10/2025

to

12/04/2026

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
5/15 Florence Street Mentone VIC 3194	\$485,000	03/03/2026
11/1 Coles Court Beaumaris VIC 3193	\$488,000	04/03/2026
4/15 Sunray Avenue Cheltenham VIC 3192	\$490,000	23/01/2026

This Statement of Information was prepared on:

14/04/2026