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

89b Nepean Highway, Mentone Vic 3194

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$1,325,000		&		\$1,400,000			
Median sale p	rice							
Median price	\$1,123,125	Pro	operty Type	Том	/nhouse		Suburb	Mentone
Period - From	28/05/2024	to	27/05/2025		So	ource	Property	/ Data

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.

Ade	dress of comparable property	Price	Date of sale
1	220a Nepean Hwy PARKDALE 3195	\$1,380,000	30/03/2025
2	1/39 Sunray Av CHELTENHAM 3192	\$1,345,000	29/03/2025
3	5b Norma Av CHELTENHAM 3192	\$1,345,000	13/03/2025

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:

28/05/2025 10:27



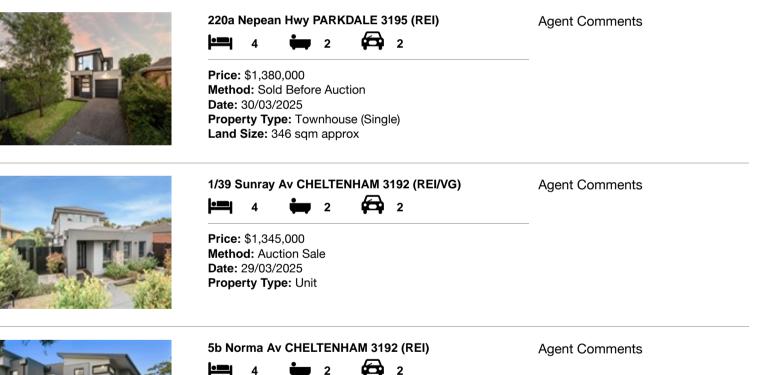






Property Type: Townhouse **Land Size:** 340 sqm approx Agent Comments Indicative Selling Price \$1,325,000 - \$1,400,000 Median Townhouse Price 28/05/2024 - 27/05/2025: \$1,123,125

Comparable Properties



Price: \$ Method Date: 13 Propert

Price: \$1,345,000 Method: Private Sale Date: 13/03/2025 Property Type: Townhouse (Single)

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



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