

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 consumer.vic.gov.au/underquoting

Range between \$1,325,000

&

\$1,400,000

Median sale price

Median price \$1,123,125

Property Type Townhouse

Suburb Mentone

Period - From 28/05/2024

to

27/05/2025

Source

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.

	Address 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



4 3 3

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



220a Nepean Hwy PARKDALE 3195 (REI)

Agent Comments

4 2 2

Price: \$1,380,000
Method: Sold Before Auction
Date: 30/03/2025
Property Type: Townhouse (Single)
Land Size: 346 sqm approx



1/39 Sunray Av CHELTENHAM 3192 (REI/VG)

Agent Comments

4 2 2

Price: \$1,345,000
Method: Auction Sale
Date: 29/03/2025
Property Type: Unit



5b Norma Av CHELTENHAM 3192 (REI)

Agent Comments

4 2 2

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