

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

9 Tolls Avenue, Mentone Vic 3194

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,401,000

Property Type

House

Suburb

Mentone

Period - From

01/04/2024

to

31/03/2025

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	13 Avenza St MENTONE 3194	\$1,110,000	28/03/2025
2	33 Bundora Pde MENTONE 3194	\$1,160,000	25/03/2025
3	7 Glengala Ct MENTONE 3194	\$1,200,000	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:

02/06/2025 10:37



4 2 2

Property Type: House (Res)

Land Size: 511 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending March 2025: \$1,401,000

Comparable Properties



13 Avenza St MENTONE 3194 (REI)

Agent Comments

4 1 3

Price: \$1,110,000

Method: Private Sale

Date: 28/03/2025

Property Type: House

Land Size: 613 sqm approx



33 Bundora Pde MENTONE 3194 (REI)

Agent Comments

4 1 3

Price: \$1,160,000

Method: Sold Before Auction

Date: 25/03/2025

Property Type: House (Res)

Land Size: 717 sqm approx



7 Glengala Ct MENTONE 3194 (REI/VG)

Agent Comments

4 2 2

Price: \$1,200,000

Method: Private Sale

Date: 13/03/2025

Property Type: House

Land Size: 539 sqm approx

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840