Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 9 Tolls Avenue, Mentone Vic 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,100,000		&		\$1,200,000				
Median sale price									
Median price	\$1,401,000	Pro	Property Type Ho		ouse		Suburb	Mentone	
Period - From	01/04/2024	to	31/03/2025	1	So	urce	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.

Ado	dress 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.

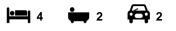
This Statement of Information was prepared on:

02/06/2025 10:37









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) 1 1 <tr< th=""><th>Agent Comments</th></tr<>	Agent Comments
33 Bundora Pde MENTONE 3194 (REI) 4 1 3 Price: \$1,160,000 Method: Sold Before Auction Date: 25/03/2025 Property Type: House (Res) Land Size: 717 sqm approx	Agent Comments
7 Glengala Ct MENTONE 3194 (REI/VG) 4 2 2 2 Price: \$1,200,000 Method: Private Sale Date: 13/03/2025 Property Type: House Land Size: 539 sqm approx	Agent Comments

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



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