

# 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

91 Nepean Highway, Mentone Vic 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$970,000 & \$1,050,000

### Median sale price

Median price \$1,350,000 Property Type House Suburb Mentone

Period - From 01/01/2024 to 31/03/2024 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	32 Southern Rd MENTONE 3194	\$1,050,000	25/03/2024
2	201 Centre Dandenong Rd CHELTENHAM 3192	\$1,000,000	07/02/2024
3			

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:

20/05/2024 16:14



3 2 2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 675 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$970,000 - \$1,050,000

**Median House Price**

March quarter 2024: \$1,350,000

## Comparable Properties



**32 Southern Rd MENTONE 3194 (REI)**

[Agent Comments](#)

3 1 2

**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 25/03/2024

**Property Type:** House

**Land Size:** 630 sqm approx



**201 Centre Dandenong Rd CHELTENHAM 3192 (REI)**

[Agent Comments](#)

3 2 1

**Price:** \$1,000,000

**Method:** Private Sale

**Date:** 07/02/2024

**Property Type:** House

**Land Size:** 540 sqm approx

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.