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	3/17 SOUTHERN ROAD MENTONE VIC 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$1,125,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$660,000	Property type	Unit	Suburb	Mentone
Period-from	01 Aug 2025	to	31 Jul 2026	Source	Cotality

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 6 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
2/17 SOUTHERN ROAD MENTONE VIC 3194	$1,275,000	12-Feb-26
4A DELVILLE AVENUE MENTONE VIC 3194	$1,225,000	11-Feb-26
2/6 MARGARET STREET PARKDALE VIC 3195	$1,150,000	04-Apr-26

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 6 months.~~

This Statement of Information was prepared on: 24 August 2026

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2/17 SOUTHERN ROAD MENTONE VIC 3194

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Sold Price **$1,275,000** Sold Date **12-Feb-26**

Distance **0.01km**



4A DELVILLE AVENUE MENTONE VIC 3194

3 2 2

Sold Price **$1,225,000** Sold Date **11-Feb-26**

Distance **0.18km**



2/6 MARGARET STREET PARKDALE VIC 3195

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Sold Price **$1,150,000** Sold Date **04-Apr-26**

Distance **0.5km**

RS = Recent sale **UN** = Undisclosed Sale

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