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	7/24 PATTY STREET 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~~		or range between	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$685,000	Property type	Unit	Suburb	Mentone
Period-from	01 Nov 2024	to	31 Oct 2025	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
2/35-37 BALCOMBE ROAD MENTONE VIC 3194	$730,000	29-Oct-25
8/1 BRINDISI STREET MENTONE VIC 3194	$770,000	15-Aug-25
4/166 CHARMAN ROAD MENTONE VIC 3194	$710,000	04-Oct-25

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: 05 November 2025

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2/35-37 BALCOMBE ROAD MENTONE VIC 3194

2 1 1

Sold Price RS **$730,000** UN

Sold Date **29-Oct-25**

Distance **1.06km**



8/1 BRINDISI STREET MENTONE VIC 3194

2 1 2

Sold Price **$770,000**

Sold Date **15-Aug-25**

Distance **0.74km**



4/166 CHARMAN ROAD MENTONE VIC 3194

2 1 1

Sold Price RS **$710,000**

Sold Date **04-Oct-25**

Distance **0.44km**

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

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