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	4 Sea Terrace, Mentone Vic 3194

Indicative selling price

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

Range between $1,900,000 & $2,000,000

Median sale price

Median price $1,380,000 Property Type House Suburb Mentone

Period - From 02/02/2025 to 01/02/2026 Source Property Data

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	25 Sea Pde MENTONE 3194	$2,050,000	14/10/2025
2			
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: 02/02/2026 16:57

4 Sea Terrace, Mentone Vic 3194



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 509 sqm approx

Agent Comments

Indicative Selling Price
$1,900,000 - $2,000,000
Median House Price
02/02/2025 - 01/02/2026: $1,380,000

Comparable Properties



25 Sea Pde MENTONE 3194 (REI/VG)

5 4 4

Price: $2,050,000
Method: Private Sale
Date: 14/10/2025
Property Type: House
Land Size: 477 sqm approx

Agent Comments

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.

Account - Marshall White | P: 03 9822 9999

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