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	10 Conti Court, Mentone VIC 3194

Indicative selling price

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

Range between $1,800,000 & $1,980,000

Median sale price

Median price $1,332,500 Property Type House Suburb Mentone

Period - From 30/07/2025 to 29/01/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
10 Parkside Street Beaumaris VIC 3193	$1,860,000	09/08/2025
37 Scott Street Beaumaris VIC 3193	$1,932,000	09/08/2025
1 Wilkins Avenue Beaumaris VIC 3193	$1,950,000	07/08/2025

This Statement of Information was prepared on: 30/01/2026