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 BOWEN COURT 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	$1,750,000	&	$1,825,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,347,500	Property type	Other	Suburb	Mentone
Period-from	01 Apr 2025	to	31 Mar 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
8 LOGAN COURT MENTONE VIC 3194	$1,765,000	07-Feb-26
48 NAPLES ROAD MENTONE VIC 3194	$1,811,000	31-Jan-26
11 WINSOME STREET MENTONE VIC 3194	$1,680,000	10-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: 30 April 2026

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8 LOGAN COURT MENTONE VIC 3194

4 3 2

Sold Price RS **$1,765,000** Sold Date **07-Feb-26**

Distance **0.31km**



48 NAPLES ROAD MENTONE VIC 3194

4 2 2

Sold Price RS **$1,811,000** Sold Date **31-Jan-26**

Distance **1.57km**



11 WINSOME STREET MENTONE VIC 3194

4 2 2

Sold Price RS **$1,680,000** Sold Date **10-Apr-26**

Distance **1.43km**

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

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