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<br>Including suburb and postcode | 3/19 BRINDISI 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 | $680,000 | & | $730,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $690,000 | Property type | Unit | Suburb | Mentone |
| Period-from | 01 May 2025 | to | 30 Apr 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 |
|---|---|---|
| 4/19 BRINDISI STREET MENTONE VIC 3194 | $749,000 | 08-Apr-26 |
| 2/29 BOURKE STREET MENTONE VIC 3194 | $715,000 | 26-Mar-26 |
| 5/22-24 BOURKE STREET MENTONE VIC 3194 | $682,000 | 17-Jan-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: 11 May 2026

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**4/19 BRINDISI STREET MENTONE VIC 3194**

2 1 1

Sold Price RS **$749,000** Sold Date **08-Apr-26**

Distance **0km**



**2/29 BOURKE STREET MENTONE VIC 3194**

2 1 1

Sold Price RS **$715,000** UN Sold Date **26-Mar-26**

Distance **1.23km**



**5/22-24 BOURKE STREET MENTONE VIC 3194**

2 - 1

Sold Price **$682,000** Sold Date **17-Jan-26**

Distance **0.95km**

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

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