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	6/70 Beach Road, Mentone VIC 3194

Indicative selling price

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

Range between $400,000 & $440,000

Median sale price

Median price $1,365,000 Property Type Other Suburb Mentone

Period - From 07/03/2026 to 06/09/2026 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
15/70 Beach Road Mentone VIC 3194	$415,000	26/08/2026
3/94 Beach Road Mentone VIC 3194	$437,000	12/03/2026
21/5-7 Brindisi Street Mentone VIC 3194	$415,000	24/08/2026

This Statement of Information was prepared on: 07/09/2026