Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 09/11/2026

Property offered for sale

Address
Including suburb and postcode: 1/53 Albenca Street, Mentone Vic 3194

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Unit	3	1	2	N/A	N/A

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $799,000 or Range between: &

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $682,250 Property type: Unit Suburb: Mentone

Period: from 09/11/2025 to 08/11/2026 Source: Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	118 Lower Dandenong Rd PARKDALE 3195		
Sale price	$790,000	Date of sale	03/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	2	N/A	436

Comparable property 2

Address	8/38 Eden St CHELTENHAM 3192		
Sale price	$780,000	Date of sale	02/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Unit	2	1	2	N/A	253

Comparable property 3

Address	178 Lower Dandenong Rd PARKDALE 3195		
Sale price	$795,750	Date of sale	30/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Res)	3	1	2	N/A	438

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=2cd8612bacb460d10317a6651f7dd182



3 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$799,000
Median Unit Price
09/11/2025 - 08/11/2026: $682,250

Comparable Properties

118 Lower Dandenong Rd PARKDALE 3195 (REI)

3 1 2

Price: $790,000
Method: Auction Sale
Date: 03/10/2026
Property Type: House (Res)
Land Size: 436 sqm approx

Agent Comments



8/38 Eden St CHELTENHAM 3192 (REI)

2 1 2

Price: $780,000
Method: Sold Before Auction
Date: 02/10/2026
Property Type: Unit

Agent Comments



178 Lower Dandenong Rd PARKDALE 3195 (REI)

3 1 2

Price: $795,750
Method: Sold Before Auction
Date: 30/07/2026
Property Type: Townhouse (Res)
Land Size: 438 sqm approx

Agent Comments

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