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	19 Teague Avenue, Mentone VIC 3194

Indicative selling price

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

Single price $1,720,000

Median sale price

Median price $1,296,250 Property Type House Suburb Mentone

Period - From 08/08/2024 to 07/02/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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
31 Elizabeth Street Mentone VIC 3194	$1,950,000	07/12/2024
32 Third Street Parkdale VIC 3195	$1,720,000	13/10/2024
12 Shearman Crescent Mentone VIC 3194	$1,858,000	15/09/2024

This Statement of Information was prepared on: 08/02/2025