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	1/67 Albenca Street, Mentone Vic 3194

Indicative selling price

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

Single price $1,100,000

Median sale price

Median price $1,402,000 Property Type House Suburb Mentone

Period - From 01/10/2024 to 31/12/2024 Source REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4a Acacia Av MENTONE 3194	$1,045,000	07/12/2024
2	43b Albenca St MENTONE 3194	$1,040,000	29/11/2024
3	1/41 Wallingford St CHELTENHAM 3192	$1,080,000	23/11/2024

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 six months.~~

This Statement of Information was prepared on: 26/02/2025 15:43

1/67 Albenca Street, Mentone Vic 3194



3 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,100,000
Median House Price
December quarter 2024: $1,402,000

Comparable Properties



4a Acacia Av MENTONE 3194 (REI)

3 2 2

Price: $1,045,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Townhouse (Res)
Land Size: 263 sqm approx

Agent Comments



43b Albenca St MENTONE 3194 (REI)

3 2 2

Price: $1,040,000
Method: Sold Before Auction
Date: 29/11/2024
Property Type: Townhouse (Res)
Land Size: 205 sqm approx

Agent Comments



1/41 Wallingford St CHELTENHAM 3192 (REI/VG)

3 2 2

Price: $1,080,000
Method: Auction Sale
Date: 23/11/2024
Property Type: Townhouse (Res)
Land Size: 290 sqm approx

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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