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	26 Streeton Drive, Mentone VIC 3194

Indicative selling price

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

Single price	$949,000

Median sale price

Median price	$1,305,000	Property Type	Other	Suburb	Mentone
Period - From	30/07/2024	to	29/01/2025	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
18 Abrahams Drive Mentone VIC 3194	$990,000	12/08/2024
11 Silverbanks Grove Mentone VIC 3194	$970,000	02/10/2024
24 Streeton Drive Mentone VIC 3194	$955,000	12/12/2024

This Statement of Information was prepared on: 30/01/2025