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	16 Flinders Street, Mentone VIC 3194

Indicative selling price

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

Single price $1,600,000

Median sale price

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

Period - From 26/08/2024 to 25/02/2025 Source core_logic

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

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.

Address of comparable property	Price	Date of sale
100 Wells Road Beaumaris VIC 3193	$1,620,000	12/10/2024
296 Balcombe Road Beaumaris VIC 3193	$1,660,000	31/08/2024

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