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	3/44 Lower Dandenong Road, Mentone VIC 3194

Indicative selling price

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

Range between $620,000 & $650,000

Median sale price

Median price $620,000 Property Type Unit 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
2/44 Lower Dandenong Road Mentone VIC 3194	$640,000	10/08/2024
2/5 Levanto Street Mentone VIC 3194	$651,000	19/08/2024
3/26 Olive Grove Parkdale VIC 3195	$605,000	02/09/2024

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