# 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: 2/26 Coolabah Street, Mentone VIC 3194

## Indicative selling price

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

Range between $920,000 & $980,000

## Median sale price

Median price $651,000 Property Type Unit Suburb Mentone

Period - From 24/09/2024 to 23/03/2025 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 |
|---|---|---|
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This Statement of Information was prepared on: 24/03/2025

## Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.