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: 5/12 Collins Street, Mentone Vic 3194

Indicative selling price

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

Range between $350,000 & $370,000

Median sale price

Median price $745,000 Property Type Unit 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	22/5-7 Brindisi St MENTONE 3194	$362,000	27/02/2025
2	6/15 Sunray Av CHELTENHAM 3192	$345,000	08/02/2025
3	2/57 Collins St MENTONE 3194	$392,000	08/11/2024

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: 12/03/2025 13:39

HODGES



1 1 1

Rooms: 2
Property Type: Unit

Agent Comments

Indicative Selling Price
$350,000 - $370,000
Median Unit Price
December quarter 2024: $745,000

Comparable Properties



22/5-7 Brindisi St MENTONE 3194 (REI)

1 1 1

Price: $362,000
Method: Private Sale
Date: 27/02/2025
Property Type: Apartment

Agent Comments



6/15 Sunray Av CHELTENHAM 3192 (REI)

1 1 1

Price: $345,000
Method: Auction Sale
Date: 08/02/2025
Property Type: Apartment

Agent Comments



2/57 Collins St MENTONE 3194 (REI/VG)

1 1 1

Price: $392,000
Method: Private Sale
Date: 08/11/2024
Property Type: Apartment

Agent Comments

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139

REIV THE DIFFERENCE | propertydata .com.au

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