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	3/132 Charman Road, Mentone Vic 3194

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,180,000 Property Type Townhouse Suburb Mentone

Period - From 20/11/2023 to 19/11/2024 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	1a Tenham Gr CHELTENHAM 3192	$1,040,000	18/10/2024
2	2/132 Charman Rd MENTONE 3194	$1,163,500	14/10/2024
3	9a Davies St MENTONE 3194	$1,125,000	25/08/2024

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: 20/11/2024 09:53

3/132 Charman Road, Mentone Vic 3194

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3 3 2

Property Type: Townhouse

Indicative Selling Price
$1,000,000 - $1,100,000
Median Townhouse Price
20/11/2023 - 19/11/2024: $1,180,000

Comparable Properties



1a Tenham Gr CHELTENHAM 3192 (REI)

4 2 2

Price: $1,040,000
Method: Private Sale
Date: 18/10/2024
Property Type: Townhouse (Single)

Agent Comments



2/132 Charman Rd MENTONE 3194 (REI)

3 3 2

Price: $1,163,500
Method: Private Sale
Date: 14/10/2024
Property Type: Townhouse (Res)

Agent Comments



9a Davies St MENTONE 3194 (REI/VG)

3 2 1

Price: $1,125,000
Method: Private Sale
Date: 25/08/2024
Property Type: Townhouse (Single)
Land Size: 232 sqm approx

Agent Comments

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