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	2/38 Flinders Street, Mentone VIC 3194

Indicative selling price

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

Range between $820,000 & $900,000

Median sale price

Median price $657,500 Property Type Unit Suburb Mentone

Period - From 16/10/2024 to 15/04/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
5/46-48 Patty Street Mentone VIC 3194	$830,000	10/04/2025
78/62-76 Cavanagh Street Cheltenham VIC 3192	$825,000	25/03/2025
2/24 Follett Road Cheltenham VIC 3192	$862,000	15/02/2025

This Statement of Information was prepared on: 16/04/2025