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	7/60 Beach Road, Mentone Vic 3194

Indicative selling price

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

Single price $635,000

Median sale price

Median price $602,500 Property Type Unit Suburb Mentone

Period - From 28/05/2024 to 27/05/2025 Source Property Data

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	8/86-88 Collins St MENTONE 3194	$620,000	05/05/2025
2	2/82 Warrigal Rd PARKDALE 3195	$630,000	01/04/2025
3	1/5 Bourke St MENTONE 3194	$585,000	29/03/2025

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: 28/05/2025 09:11

7/60 Beach Road, Mentone Vic 3194



2 1 1

Rooms: 1
Property Type: Unit

Agent Comments

Indicative Selling Price
$635,000
Median Unit Price
28/05/2024 - 27/05/2025: $602,500

Comparable Properties



8/86-88 Collins St MENTONE 3194 (REI)

2 1 1

Price: $620,000
Method: Private Sale
Date: 05/05/2025
Property Type: Unit

Agent Comments



2/82 Warrigal Rd PARKDALE 3195 (REI/VG)

2 1 1

Price: $630,000
Method: Private Sale
Date: 01/04/2025
Property Type: Unit

Agent Comments



1/5 Bourke St MENTONE 3194 (REI/VG)

2 1 1

Price: $585,000
Method: Auction Sale
Date: 29/03/2025
Property Type: Unit
Land Size: 122 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

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