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	68 Voltri Street, Mentone Vic 3194

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,452,500 Property Type House Suburb Mentone

Period - From 01/01/2025 to 31/03/2025 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	4 Amber Ct CHELTENHAM 3192	$1,210,000	10/05/2025
2	8 Berringa St PARKDALE 3195	$1,240,000	23/04/2025
3	2 Atunga Ct CHELTENHAM 3192	$1,200,000	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: 30/05/2025 14:07

68 Voltri Street, Mentone Vic 3194

Nick Renna
9194 1200
0411 551 190
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3 2 4

Property Type: House
Land Size: 534 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
March quarter 2025: $1,452,500

Comparable Properties



4 Amber Ct CHELTENHAM 3192 (REI)

3 2 4

Price: $1,210,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 635 sqm approx

Agent Comments



8 Berringa St PARKDALE 3195 (REI)

3 1 2

Price: $1,240,000
Method: Private Sale
Date: 23/04/2025
Property Type: House
Land Size: 541 sqm approx

Agent Comments



2 Atunga Ct CHELTENHAM 3192 (REI)

3 2 4

Price: $1,200,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 613 sqm approx

Agent Comments

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