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	3/78 Beach Road, Mentone Vic 3194

Indicative selling price

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

Range between $1,300,000 & $1,395,000

Median sale price

Median price $1,123,125 Property Type Townhouse Suburb Mentone

Period - From 09/05/2024 to 08/05/2025 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	6/78 Beach Rd MENTONE 3194	$1,227,000	22/11/2024
2			
3			

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: 09/05/2025 09:30

3/78 Beach Road, Mentone Vic 3194



2 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,300,000 - $1,395,000
Median Townhouse Price
09/05/2024 - 08/05/2025: $1,123,125

Comparable Properties



6/78 Beach Rd MENTONE 3194 (REI/VG)

2 2 2

Price: $1,227,000
Method: Private Sale
Date: 22/11/2024
Property Type: Townhouse (Single)

Agent Comments

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.

Account - Hodges

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