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	9/56 Milan Street, Mentone VIC 3194

Indicative selling price

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

Single price	$370,000

Median sale price

Median price	$665,500	Property Type	Unit	Suburb	Mentone
Period - From	27/11/2024	to	26/05/2025	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
22/5-7 Brindisi Street Mentone VIC 3194	$362,000	27/02/2025
5/12 Collins Street Mentone VIC 3194	$365,000	02/04/2025
4/22 Latrobe Street Mentone VIC 3194	$380,000	06/05/2025

This Statement of Information was prepared on: 27/05/2025