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	3/67 Albenca Street, Mentone VIC 3194

Indicative selling price

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

Single price	$1,020,000

Median sale price

Median price	$660,000	Property Type	Unit	Suburb	Mentone
Period - From	21/12/2024	to	20/06/2025	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
1/67 Albenca Street Mentone VIC 3194	$1,070,000	27/02/2025
5C Avenza Street Mentone VIC 3194	$1,045,000	22/05/2025
34 Southern Road Mentone VIC 3194	$1,040,000	15/05/2025

This Statement of Information was prepared on: 21/06/2025