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	3/26 BOURKE STREET MENTONE VIC 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$350,000	&	$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$660,000	Property type	Unit	Suburb	Mentone
Period-from	01 Jun 2024	to	31 May 2025	Source	Corelogic

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 6 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
12/35 COLLINS STREET MENTONE VIC 3194	$385,000	12-May-25
22/5-7 BRINDISI STREET MENTONE VIC 3194	$362,000	27-Feb-25
4/22 LATROBE STREET MENTONE VIC 3194	$380,000	07-May-25

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 6 months.~~

This Statement of Information was prepared on: 20 June 2025

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12/35 COLLINS STREET MENTONE VIC 3194

1 1 1

Sold Price RS **$385,000** Sold Date **12-May-25**

Distance **0.25km**

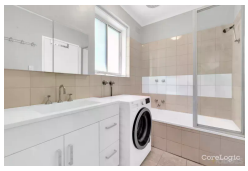


22/5-7 BRINDISI STREET MENTONE VIC 3194

1 1 1

Sold Price **$362,000** Sold Date **27-Feb-25**

Distance **0.89km**



4/22 LATROBE STREET MENTONE VIC 3194

1 1 1

Sold Price **$380,000** Sold Date **07-May-25**

Distance **0.28km**

RS = Recent sale **UN** = Undisclosed Sale

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