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<br>Including suburb and postcode | 2/60 BEACH ROAD 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 | $780,000 | & | $820,000 |

## 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 |
|---|---|---|
| 3/60 BEACH ROAD MENTONE VIC 3194 | $812,000 | 22-Feb-25 |
| 8/58 NAPLES ROAD MENTONE VIC 3194 | $780,000 | 14-Apr-25 |
| 3/50-52 MILAN STREET MENTONE VIC 3194 | $840,000 | 14-Mar-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: 19 June 2025

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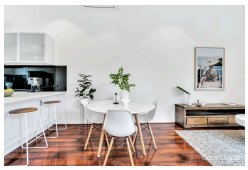

**3/60 BEACH ROAD MENTONE VIC 3194**

2 1 1

Sold Price **$812,000** Sold Date **22-Feb-25**

Distance **0km**



**8/58 NAPLES ROAD MENTONE VIC 3194**

2 1 -

Sold Price **$780,000** Sold Date **14-Apr-25**

Distance **0.73km**



**3/50-52 MILAN STREET MENTONE VIC 3194**

2 1 1

Sold Price **$840,000** Sold Date **14-Mar-25**

Distance **0.51km**

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

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