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	1/120 Charman Road, Mentone VIC 3194

Indicative selling price

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

Range between $375,000 & $410,000

Median sale price

Median price $1,225,000 Property Type Other Suburb Mentone

Period - From 24/03/2025 to 23/09/2025 Source Cotality™

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
10/94 Beach Road Mentone VIC 3194	$408,000	12/08/2025
3/26 Bourke Street Mentone VIC 3194	$406,000	28/06/2025
12/35 Collins Street Mentone VIC 3194	$385,000	12/05/2025

This Statement of Information was prepared on: 24/09/2025