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	80 Latrobe Street, Mentone VIC 3194

Indicative selling price

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

Single price	$1,230,000

Median sale price

Median price	$710,000	Property Type	Unit	Suburb	Mentone
Period - From	25/02/2025	to	24/08/2025	Source	core_logic

Comparable property sales (*Delete A or B below as applicable)

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 six months.

Address of comparable property	Price	Date of sale
3/3 Booker Street Cheltenham VIC 3192	$1,180,000	14/04/2025
5/8-10 Alvena Street Mentone VIC 3194	$1,270,000	13/05/2025

This Statement of Information was prepared on: 25/08/2025