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	107d Collins Street, Mentone Vic 3194

Indicative selling price

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

Single price $1,130,000

Median sale price

Median price $1,163,500 Property Type Townhouse Suburb Mentone

Period - From 06/10/2024 to 05/10/2025 Source Property Data

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 agent's representative considers to be most comparable to the property for sale.

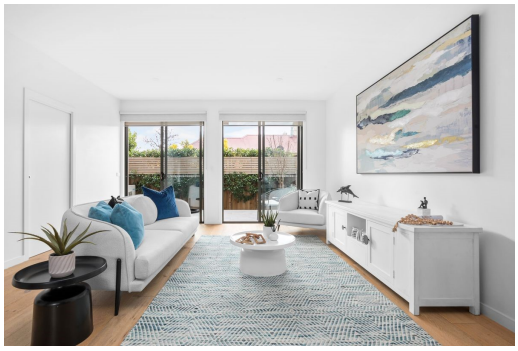
	Address of comparable property	Price	Date of sale
1	3/67 Albenca St MENTONE 3194	$1,020,000	01/07/2025
2	4/28 Charles St CHELTENHAM 3192	$1,020,000	30/05/2025
3	3 Withers Way MENTONE 3194	$1,060,000	03/05/2025

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 six months.~~

This Statement of Information was prepared on: 06/10/2025 13:22

107d Collins Street, Mentone Vic 3194



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,130,000
Median Townhouse Price
06/10/2024 - 05/10/2025: $1,163,500

Comparable Properties



3/67 Albenca St MENTONE 3194 (REI/VG)

3 2 2

Price: $1,020,000
Method: Private Sale
Date: 01/07/2025
Property Type: Townhouse (Single)

Agent Comments



4/28 Charles St CHELTENHAM 3192 (REI/VG)

3 2 2

Price: $1,020,000
Method: Private Sale
Date: 30/05/2025
Property Type: Townhouse (Single)
Land Size: 184 sqm approx

Agent Comments



3 Withers Way MENTONE 3194 (REI/VG)

3 2 2

Price: $1,060,000
Method: Auction Sale
Date: 03/05/2025
Property Type: Townhouse (Res)
Land Size: 179 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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