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	3/2a Latrobe Street, Mentone Vic 3194

Indicative selling price

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

Range between $950,000 & $990,000

Median sale price

Median price $1,124,500 Property Type Townhouse Suburb Mentone

Period - From 20/08/2024 to 19/08/2025 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	3/92 Latrobe St MENTONE 3194	$836,000	14/06/2025
2	5/1 Latrobe St CHELTENHAM 3192	$865,000	06/06/2025
3	2/62 Collins St MENTONE 3194	$950,000	28/05/2025

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: 20/08/2025 10:14

3/2a Latrobe Street, Mentone Vic 3194



Property Type:
Agent Comments

Indicative Selling Price
$950,000 - $990,000
Median Townhouse Price
20/08/2024 - 19/08/2025: $1,124,500

Comparable Properties



3/92 Latrobe St MENTONE 3194 (VG)
2 - -

Price: $836,000
Method: Sale
Date: 14/06/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



5/1 Latrobe St CHELTENHAM 3192 (REI)
2 2 2

Price: $865,000
Method: Private Sale
Date: 06/06/2025
Property Type: Townhouse (Single)
Land Size: 1430 sqm approx

Agent Comments



2/62 Collins St MENTONE 3194 (REI/VG)
2 1 2

Price: $950,000
Method: Private Sale
Date: 28/05/2025
Property Type: Townhouse (Single)
Land Size: 159 sqm approx

Agent Comments

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840

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