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	5/8 LATROBE STREET 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	$540,000	&	$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$693,000	Property type	Unit	Suburb	Mentone
Period-from	01 Sep 2024	to	31 Aug 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 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
1/22 LATROBE STREET MENTONE VIC 3194	$600,000	31-May-25
6/28 BOURKE STREET MENTONE VIC 3194	$520,000	23-Mar-25
1/5 BOURKE STREET MENTONE VIC 3194	$585,000	29-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: 08 September 2025

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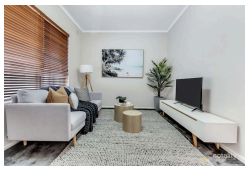

1/22 LATROBE STREET MENTONE VIC 3194

2 1 1

Sold Price **$600,000** Sold Date **31-May-25**

Distance **0.13km**



6/28 BOURKE STREET MENTONE VIC 3194

2 1 1

Sold Price **$520,000** Sold Date **23-Mar-25**

Distance **0.26km**



1/5 BOURKE STREET MENTONE VIC 3194

2 1 1

Sold Price **$585,000** Sold Date **29-Mar-25**

Distance **0.41km**

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

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