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	5/12-14 VENICE 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	$380,000	&	$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$710,000	Property type	Unit	Suburb	Mentone
Period-from	01 Aug 2024	to	31 Jul 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
8/5-7 BRINDISI STREET MENTONE VIC 3194	$335,000	12-Jul-25
5/7 COMO PARADE EAST MENTONE VIC 3194	$372,000	05-Jul-25
3/26 BOURKE STREET MENTONE VIC 3194	$406,000	28-Jun-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: 26 August 2025

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8/5-7 BRINDISI STREET MENTONE VIC 3194

1 1 1

Sold Price RS **$335,000** Sold Date **12-Jul-25**

Distance **0.29km**



5/7 COMO PARADE EAST MENTONE VIC 3194

1 1 1

Sold Price **$372,000** Sold Date **05-Jul-25**

Distance **0.55km**



3/26 BOURKE STREET MENTONE VIC 3194

1 1 1

Sold Price **$406,000** Sold Date **28-Jun-25**

Distance **1.14km**

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

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