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	5/7 ROGERS 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	$580,000	&	$630,000

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
1/22 LATROBE STREET MENTONE VIC 3194	$600,000	31-May-25
8/86-88 COLLINS STREET MENTONE VIC 3194	$620,000	05-May-25
1/2B LATROBE STREET MENTONE VIC 3194	$643,000	03-May-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: 20 August 2025

Tanja Neven-Jones
P 95855667
M 0408664429
E tanjanevenjones@jelliscraig.com.au



1/22 LATROBE STREET MENTONE VIC 3194

2 1 1

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

Distance **1.36km**



8/86-88 COLLINS STREET MENTONE VIC 3194

2 1 1

Sold Price **$620,000** Sold Date **05-May-25**

Distance **0.55km**



1/2B LATROBE STREET MENTONE VIC 3194

2 1 1

Sold Price **$643,000** Sold Date **03-May-25**

Distance **1.52km**

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

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