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	2/23 BROOME AVENUE 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	$700,000	&	$770,000

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
1/2 HOUSTON STREET MENTONE VIC 3194	$740,000	21-May-25
1/13 ALBENCA STREET MENTONE VIC 3194	$723,000	09-Aug-25
2/122 COLLINS STREET MENTONE VIC 3194	$850,000	09-Sep-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: 15 September 2025

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



1/2 HOUSTON STREET MENTONE VIC 3194

2 2 1

Sold Price **$740,000** Sold Date **21-May-25**

Distance **0.64km**

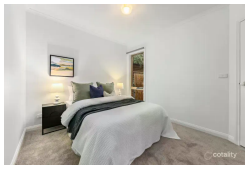


1/13 ALBENCA STREET MENTONE VIC 3194

2 1 1

Sold Price RS **$723,000** Sold Date **09-Aug-25**

Distance **1.04km**



2/122 COLLINS STREET MENTONE VIC 3194

2 1 1

Sold Price RS **$850,000** Sold Date **09-Sep-25**

Distance **1.61km**

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

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