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: 6 Barwon Street, Mentone Vic 3194

Indicative selling price

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

Range between $1,300,000 & $1,350,000

Median sale price

Median price $1,305,000 Property Type House Suburb Mentone

Period - From 25/09/2024 to 24/09/2025 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	15 Derwent St MENTONE 3194	$1,410,000	27/08/2025
2			
3			

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: 25/09/2025 15:37

6 Barwon Street, Mentone Vic 3194



Property Type:
Agent Comments

Indicative Selling Price
$1,300,000 - $1,350,000
Median House Price
25/09/2024 - 24/09/2025: $1,305,000

Comparable Properties



15 Derwent St MENTONE 3194 (REI)

5 2 2

Price: $1,410,000
Method: Private Sale
Date: 27/08/2025
Property Type: House (Res)
Land Size: 553 sqm approx

Agent Comments

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.

Account - Buxton | P: 03 9555 0622 | F: 03 9532 2234

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