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	11 SARZANA 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	$1,050,000	&	$1,125,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$685,000	Property type	Unit	Suburb	Mentone
Period-from	01 Oct 2024	to	30 Sep 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
1A TYLDEN COURT MENTONE VIC 3194	$1,060,000	08-Aug-25
2/2 LEVANTO STREET MENTONE VIC 3194	$1,100,000	13-Aug-25
1/4 JANICE AVENUE CHELTENHAM VIC 3192	$1,210,000	17-Jul-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: 13 October 2025

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1A TYLDEN COURT MENTONE VIC 3194

3 2 1

Sold Price **$1,060,000** Sold Date **08-Aug-25**

Distance **0.92km**



2/2 LEVANTO STREET MENTONE VIC 3194

3 2 1

Sold Price RS **$1,100,000** UN Sold Date **13-Aug-25**

Distance **0.59km**



1/4 JANICE AVENUE CHELTENHAM VIC 3192

3 2 2

Sold Price **$1,210,000** Sold Date **17-Jul-25**

Distance **1.65km**

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

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