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	8b Coryule Avenue, Mentone Vic 3194

Indicative selling price

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

Range between $1,590,000 & $1,650,000

Median sale price

Median price $1,372,500 Property Type House Suburb Mentone

Period - From 01/10/2024 to 30/09/2025 Source REIV

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.

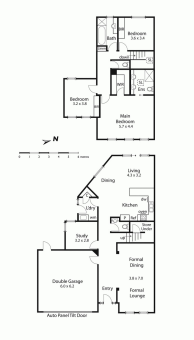
	Address of comparable property	Price	Date of sale
1	1A Dickens St PARKDALE 3195	$1,750,000	09/10/2025
2	8b Naples Rd MENTONE 3194	$1,650,000	09/10/2025
3	1a Rivoli St MENTONE 3194	$1,855,000	02/08/2025

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: 13/10/2025 11:48

8b Coryule Avenue, Mentone Vic 3194



3 2 2

Rooms: 9
Property Type: Townhouse (Single)
Land Size: 340 sqm approx

Agent Comments

Indicative Selling Price
$1,590,000 - $1,650,000
Median House Price
Year ending September 2025: $1,372,500

Comparable Properties



1A Dickens St PARKDALE 3195 (REI)

4 2 2

Price: $1,750,000
Method: Sold Before Auction
Date: 09/10/2025
Property Type: Townhouse (Single)
Land Size: 300 sqm approx

Agent Comments



8b Naples Rd MENTONE 3194 (REI)

4 2 2

Price: $1,650,000
Method: Private Sale
Date: 09/10/2025
Property Type: Townhouse (Single)

Agent Comments



1a Rivoli St MENTONE 3194 (REI/VG)

4 2 2

Price: $1,855,000
Method: Auction Sale
Date: 02/08/2025
Property Type: Townhouse (Res)
Land Size: 305 sqm approx

Agent Comments

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840

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