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	10a Gainsborough Road, Mentone Vic 3194

Indicative selling price

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

Range between $1,400,000 & $1,470,000

Median sale price

Median price $1,367,500 Property Type House Suburb Mentone

Period - From 15/12/2024 to 14/12/2025 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	10b Gainsborough Rd MENTONE 3194	$1,470,000	24/09/2025
2	17a Acacia Av MENTONE 3194	$1,430,000	09/08/2025
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: 15/12/2025 15:57

10a Gainsborough Road, Mentone Vic 3194



Property Type:
Agent Comments

Indicative Selling Price
$1,400,000 - $1,470,000
Median House Price
15/12/2024 - 14/12/2025: $1,367,500

Comparable Properties



10b Gainsborough Rd MENTONE 3194 (REI/VG)

4 | 3 | 2

Price: $1,470,000
Method: Private Sale
Date: 24/09/2025
Property Type: Townhouse (Single)
Land Size: 649 sqm approx

Agent Comments



17a Acacia Av MENTONE 3194 (REI/VG)

4 | 2 | 2

Price: $1,430,000
Method: Auction Sale
Date: 09/08/2025
Property Type: Townhouse (Res)
Land Size: 447 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 9583 9811 | F: 03 9584 6680

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