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	3 SILVERBANKS GROVE 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	$900,000	&	$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$702,500	Property type	Unit	Suburb	Mentone
Period-from	01 Nov 2024	to	31 Oct 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
3/67 ALBENCA STREET MENTONE VIC 3194	$1,020,000	01-Jul-25
2/46 BALCOMBE ROAD MENTONE VIC 3194	$990,000	11-Sep-25
2/3 HERMITAGE STREET CHELTENHAM VIC 3192	$970,000	29-Oct-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: 11 November 2025

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3/67 ALBENCA STREET MENTONE VIC 3194

3 2 2

Sold Price **$1,020,000** Sold Date **01-Jul-25**

Distance **0.48km**



2/46 BALCOMBE ROAD MENTONE VIC 3194

3 2 2

Sold Price RS **$990,000** Sold Date **11-Sep-25**

Distance **0.69km**



2/3 HERMITAGE STREET CHELTENHAM VIC 3192

3 2 2

Sold Price RS **$970,000** Sold Date **29-Oct-25**

Distance **1.93km**

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

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