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	7/19 BRINDISI 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	$640,000	&	$680,000

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
3/178 WARRIGAL ROAD MENTONE VIC 3194	$660,000	15-Jun-25
7/86-88 COLLINS STREET MENTONE VIC 3194	$660,000	30-Jun-25
10/30 COLLINS STREET MENTONE VIC 3194	$672,500	28-Jun-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: 29 October 2025

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3/178 WARRIGAL ROAD MENTONE VIC 3194

3 1 1

Sold Price **$660,000** Sold Date **15-Jun-25**

Distance **1.19km**



7/86-88 COLLINS STREET MENTONE VIC 3194

2 1 1

Sold Price Sold Date **30-Jun-25**

Distance **0.39km**



10/30 COLLINS STREET MENTONE VIC 3194

2 1 1

Sold Price **$672,500** Sold Date **28-Jun-25**

Distance **0.7km**

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

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