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	66 Beach Road, Mentone Vic 3194

Indicative selling price

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

Single price $2,450,000

Median sale price

Median price $1,300,000 Property Type House Suburb Mentone

Period - From 01/07/2025 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	12 Sea Pde MENTONE 3194	$2,450,000	27/10/2025
2			
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: 01/12/2025 10:53

66 Beach Road, Mentone Vic 3194



4 3 2

Property Type: House (Res)
Land Size: 580 sqm approx

Agent Comments

Indicative Selling Price
$2,450,000
Median House Price
September quarter 2025: $1,300,000

Comparable Properties



12 Sea Pde MENTONE 3194 (REI)

3 2 2

Price: $2,450,000
Method: Sold Before Auction
Date: 27/10/2025
Property Type: House (Res)

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 - Marshall White | P: 03 9822 9999

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