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	50a Mentone Parade, Mentone Vic 3194

Indicative selling price

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

Range between $2,135,000 & $2,160,000

Median sale price

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

Period - From 03/12/2024 to 02/12/2025 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	20 Foam St PARKDALE 3195	$2,100,000	11/10/2025
2	58a Mentone Pde MENTONE 3194	$2,050,000	30/06/2025
3	58b Mentone Pde MENTONE 3194	$2,110,000	30/06/2025

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: 03/12/2025 17:27

50a Mentone Parade, Mentone Vic 3194



3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$2,135,000 - $2,160,000
Median House Price
03/12/2024 - 02/12/2025: $1,367,500

Comparable Properties



20 Foam St PARKDALE 3195 (REI/VG)

4 2 2

Price: $2,100,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 298 sqm approx

Agent Comments

58a Mentone Pde MENTONE 3194 (VG)

4 - -

Price: $2,050,000
Method: Sale
Date: 30/06/2025
Property Type: House (Res)
Land Size: 389 sqm approx

Agent Comments



58b Mentone Pde MENTONE 3194 (REI/VG)

4 4 3

Price: $2,110,000
Method: Private Sale
Date: 30/06/2025
Property Type: Townhouse (Single)
Land Size: 390 sqm approx

Agent Comments

Account - Buxton | P: 03 9583 9811 | F: 03 9584 6680

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