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	7/28 Latrobe Street, Mentone Vic 3194

Indicative selling price

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

Single price $680,000

Median sale price

Median price $612,500 Property Type Unit Suburb Mentone

Period - From 05/01/2025 to 04/01/2026 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	3/19 Florence St MENTONE 3194	$655,000	07/12/2025
2	1/11 Argus St CHELTENHAM 3192	$675,000	30/08/2025
3	11/310 Warrigal Rd CHELTENHAM 3192	$630,000	07/08/2025

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: 05/01/2026 10:28

7/28 Latrobe Street, Mentone Vic 3194

Golan Flamm
9533 0999
0410 469 876
gflamm@flarerealestate.com.au



2 1 1

Property Type: Villa

Agent Comments

Indicative Selling Price
$680,000
Median Unit Price
05/01/2025 - 04/01/2026: $612,500

Comparable Properties



3/19 Florence St MENTONE 3194 (REI/VG)

2 1 1

Price: $655,000
Method: Private Sale
Date: 07/12/2025
Property Type: Unit

Agent Comments



1/11 Argus St CHELTENHAM 3192 (REI/VG)

2 1 2

Price: $675,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Unit

Agent Comments



11/310 Warrigal Rd CHELTENHAM 3192 (REI/VG)

2 1 2

Price: $630,000
Method: Private Sale
Date: 07/08/2025
Property Type: Unit

Agent Comments

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