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	310/81 Warrigal Road, Mentone VIC 3194

Indicative selling price

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

Range between $545,000 & $545,000

Median sale price

Median price $1,332,500 Property Type Other Suburb Mentone

Period - From 10/05/2025 to 09/11/2025 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
801/7 Balcombe Road Mentone VIC 3194	$532,500	13/09/2025
601/7 Balcombe Road Mentone VIC 3194	$580,000	13/08/2025
103/7 Balcombe Road Mentone VIC 3194	$525,000	05/08/2025

This Statement of Information was prepared on: 10/11/2025