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	1/44 Flinders Street, Mentone VIC 3194

Indicative selling price

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

Range between $1,150,000 & $1,225,000

Median sale price

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

Period - From 13/05/2025 to 12/11/2025 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
3/77 Patty Street Mentone VIC 3194	$1,200,000	13/09/2025
16 Phillip St Mentone	$1,335,000	08/10/2025
1/1 Patty St Mentone	$1,139,000	06/09/2025

This Statement of Information was prepared on: 14/11/2025