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	21 Warrigal Road, Mentone VIC 3194

Indicative selling price

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

Range between $3,200,000 & $3,500,000

Median sale price

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

Period - From 23/07/2025 to 22/01/2026 Source Cotality™

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale

This Statement of Information was prepared on: 23/01/2026

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.