

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

2/56 COLLINS STREET MENTONE VIC 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Mentone

Period-from

01 Jan 2025

to

31 Dec 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 6 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

7/24 PATTY STREET MENTONE VIC 3194	\$750,000	10-Dec-25
2/6 VENICE STREET MENTONE VIC 3194	\$780,000	16-Aug-25
6/46-48 PATTY STREET MENTONE VIC 3194	\$825,000	19-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 08 January 2026



7/24 PATTY STREET MENTONE VIC 3194 Sold Price

^{RS} **\$750,000** Sold Date **10-Dec-25**

 2  1  1

Distance **0.33km**

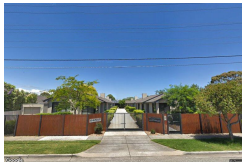


2/6 VENICE STREET MENTONE VIC 3194 Sold Price

\$780,000 Sold Date **16-Aug-25**

 2  1  1

Distance **0.7km**



6/46-48 PATTY STREET MENTONE VIC 3194 Sold Price

\$825,000 Sold Date **19-Aug-25**

 2  1  1

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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