

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

202/135 LOWER DANDENONG ROAD 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

\$510,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Mentone

Period-from

01 Sep 2025

to

31 Aug 2026

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

207/135 LOWER DANDENONG ROAD MENTONE VIC 3194	\$485,000	09-Mar-26
103/135 LOWER DANDENONG ROAD MENTONE VIC 3194	\$501,000	22-May-26
202/35 CHILDERS STREET MENTONE VIC 3194	\$528,950	20-Jun-26

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: 02 September 2026



**207/135 LOWER DANDENONG
ROAD MENTONE VIC 3194**

 2  1  1

Sold Price **\$485,000** Sold Date **09-Mar-26**

Distance **0km**

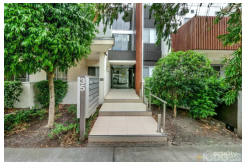


**103/135 LOWER DANDENONG
ROAD MENTONE VIC 3194**

 2  1  1

Sold Price **\$501,000** Sold Date **22-May-26**

Distance **0km**



**202/35 CHILDERS STREET
MENTONE VIC 3194**

 2  2  1

Sold Price **\$528,950** Sold Date **20-Jun-26**

Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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