

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

2/17 Olive Grove, Mentone Vic 3194

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$726,000 Property Type Unit Suburb Mentone

Period - From 01/04/2025 to 31/03/2026 Source REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	9/87 Nepean Hwy MENTONE 3194	\$677,000	28/03/2026
2	3/14-16 Keefer St MORDIALLOC 3195	\$640,000	24/03/2026
3	2/14-16 Keefer St MORDIALLOC 3195	\$662,000	21/03/2026

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 six months.~~

This Statement of Information was prepared on:

04/05/2026 16:05



 2
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  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

Year ending March 2026: \$726,000

Comparable Properties



9/87 Nepean Hwy MENTONE 3194 (REI/VG)

Agent Comments

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Price: \$677,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Unit

Land Size: 210 sqm approx

3/14-16 Keefer St MORDIALLOC 3195 (REI)

Agent Comments

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Price: \$640,000

Method: Private Sale

Date: 24/03/2026

Property Type: Unit



2/14-16 Keefer St MORDIALLOC 3195 (REI)

Agent Comments

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  3

Price: \$662,000

Method: Auction Sale

Date: 21/03/2026

Property Type: Unit

Account - Ray White - The Bayside Group | P: 03 9584 8288