

## 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

3/14 STATION STREET MENTONE VIC 3194

### Indicative selling price

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

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$702,500

Property type

Unit

Suburb

Mentone

Period-from

01 Nov 2024

to

31 Oct 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

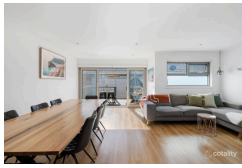
Date of sale

2/14 STATION STREET MENTONE VIC 3194	\$710,000	20-Mar-25
4/35-37 BALCOMBE ROAD MENTONE VIC 3194	\$710,000	14-Apr-25
10/34 FLORENCE STREET MENTONE VIC 3194	\$715,000	02-Jul-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: 19 November 2025


**2/14 STATION STREET MENTONE  
VIC 3194**
 2   
  1   
  1

Sold Price

**\$710,000**

 Sold Date **20-Mar-25**

 Distance **0km**

**4/35-37 BALCOMBE ROAD  
MENTONE VIC 3194**
 2   
  1   
  1

Sold Price

 Sold Date **14-Apr-25**

 Distance **0.11km**

**10/34 FLORENCE STREET  
MENTONE VIC 3194**
 2   
  1   
  1

Sold Price

**\$715,000**

 Sold Date **02-Jul-25**

 Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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