

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

7 Teague Avenue, Mentone Vic 3194

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$1,452,500

Property Type House

Suburb Mentone

Period - From 01/01/2025

to 31/03/2025

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	10 Avalon Ct CHELTENHAM 3192	\$1,735,000	17/05/2025
2	6 Wilson St CHELTENHAM 3192	\$1,740,000	12/04/2025
3	25 Bourke St MENTONE 3194	\$1,755,000	12/04/2025

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:

30/05/2025 15:53



Property Type: House (Previously Occupied - Detached)

Land Size: 779 sqm approx

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

March quarter 2025: \$1,452,500

Comparable Properties



10 Avalon Ct CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,735,000

Method: Auction Sale

Date: 17/05/2025

Property Type: House (Res)



6 Wilson St CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,740,000

Method: Auction Sale

Date: 12/04/2025

Property Type: House

Land Size: 891 sqm approx



25 Bourke St MENTONE 3194 (REI)

Agent Comments



Price: \$1,755,000

Method: Auction Sale

Date: 12/04/2025

Property Type: House (Res)

Land Size: 753 sqm approx

Account - Hodges