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	7 Teague Avenue, Mentone Vic 3194
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000	Range between	\$1,700,000	&	\$1,800,000
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Median sale price

Median price	\$1,452,500	Pro	perty 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

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



Date of sale











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 guarter 2025: \$1,452,500

Comparable Properties



10 Avalon Ct CHELTENHAM 3192 (REI)





Price: \$1,735,000 Method: Auction Sale Date: 17/05/2025

Property Type: House (Res)

Agent Comments



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





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