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

13/81 WARRIGAL 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 or range between \$400,000 & \$440,00	Single Price			\$400,000	&	\$440,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$680,000	Prope	erty type	Unit		Suburb	Mentone
Period-from	01 Jul 2024	to	30 Jun 2	2025	Source		Corelogic

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
209/35 CHILDERS STREET MENTONE VIC 3194	\$390,000	17-Mar-25
2/35 PLUMMER ROAD MENTONE VIC 3194	\$436,000	11-Feb-25
10/28 LATROBE STREET MENTONE VIC 3194	\$440,000	08-Apr-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: 08 July 2025





Sam Hartrick M 0421272726 E sam@hartrickproperty.com.au



209/35 CHILDERS STREET **MENTONE VIC 3194**

⇔ -

Sold Price

Sold Price

\$390,000 Sold Date 17-Mar-25

0.04km Distance



2/35 PLUMMER ROAD MENTONE VIC 3194

₽ 1 □ 1

\$436,000 Sold Date 11-Feb-25

Distance 1.2km



10/28 LATROBE STREET MENTONE Sold Price VIC 3194

₾ 1 四 1

\$440,000 Sold Date **08-Apr-25**

Distance 1.47km

RS = Recent sale UN = Undisclosed Sale

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