

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

7/35 PLUMMER 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Mentone

Period-from

01 Aug 2024

to

31 Jul 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

2/35 PLUMMER ROAD MENTONE VIC 3194	\$436,000	11-Feb-25
3/26 BOURKE STREET MENTONE VIC 3194	\$406,000	28-Jun-25
303/116 BALCOMBE ROAD MENTONE VIC 3194	\$420,000	24-Jun-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: 05 August 2025



**2/35 PLUMMER ROAD MENTONE
VIC 3194**

 1  1  1

Sold Price

\$436,000

Sold Date

11-Feb-25

Distance

0km



**3/26 BOURKE STREET MENTONE
VIC 3194**

 1  1  1

Sold Price

^{RS} **\$406,000**

Sold Date

28-Jun-25

Distance

0.81km



**303/116 BALCOMBE ROAD
MENTONE VIC 3194**

 1  1  1

Sold Price

^{RS} **\$420,000**

Sold Date

24-Jun-25

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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