

# 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

3/11 Levanto 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)

Range between \$580,000 & \$620,000

### Median sale price

Median price \$707,500

Property Type Unit

Suburb Mentone

Period - From 01/04/2025

to 30/06/2025

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	8/86-88 Collins St MENTONE 3194	\$620,000	05/05/2025
2	111/35 Childers St MENTONE 3194	\$555,000	03/04/2025
3	1/11 Levanto St MENTONE 3194	\$660,000	22/03/2025

**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:

21/07/2025 15:14



**Property Type:**  
Flat/Unit/Apartment (Res)  
**Agent Comments**

**Indicative Selling Price**

\$580,000 - \$620,000

**Median Unit Price**

June quarter 2025: \$707,500

## Comparable Properties



**8/86-88 Collins St MENTONE 3194 (REI)**



**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 05/05/2025  
**Property Type:** Unit

**Agent Comments**

Inferior location, superior renovation



**111/35 Childers St MENTONE 3194 (REI/VG)**



**Price:** \$555,000  
**Method:** Private Sale  
**Date:** 03/04/2025  
**Property Type:** Unit

**Agent Comments**

Inferior location and smaller courtyard



**1/11 Levanto St MENTONE 3194 (REI/VG)**



**Price:** \$660,000  
**Method:** Auction Sale  
**Date:** 22/03/2025  
**Property Type:** Unit

**Agent Comments**

Superior renovated unit with a courtyard

**Account -** Woodards Monash Pty Ltd | P: 03 9568 1188 | F: 03 9568 3036