Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/11 Levanto Street, Mentone Vic 3194

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	n \$580,000		&		\$620,000)		
Median sale pi	rice							
Median price	\$707,500	Pro	operty Type	Unit			Suburb	Mentone
Period - From	01/04/2025	to	30/06/2025		So	urce	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)	Agent Comments Inferior location, superior renovation	
	🍋 2 🗰 1 🋱 1		
	Price: \$620,000 Method: Private Sale Date: 05/05/2025 Property Type: Unit		
	111/35 Childers St MENTONE 3194 (REI/VG)	Agent Comments	
- T	🛏 2 🗰 2 🛱 1	Inferior location and smaller courtyard	
E E E	Price: \$555,000		
BANK A DE	Method: Private Sale		
1 Det	Date: 03/04/2025 Property Type: Unit		
	1/11 Levanto St MENTONE 3194 (REI/VG)	Agent Comments	
	1 1 1 1 2	Superior renovated unit with a	
AL AL BARRY TITLE	Price: \$660,000	courtyard	
	Method: Auction Sale		
	Date: 22/03/2025 Property Type: Unit		
AP / NA			

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



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