

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

1/13 ALBENCA STREET 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Mentone

Period-from

01 Jul 2024

to

30 Jun 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

3/44 LOWER DANDENONG ROAD MENTONE VIC 3194	\$700,000	25-Feb-25
1/11 LEVANTO STREET MENTONE VIC 3194	\$660,000	22-Mar-25
3/6 RIVIERA STREET MENTONE VIC 3194	\$695,000	10-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: 11 July 2025



**3/44 LOWER DANDENONG ROAD
MENTONE VIC 3194**

 2  1  1

Sold Price

\$700,000

Sold Date

25-Feb-25

Distance

0.58km



**1/11 LEVANTO STREET MENTONE
VIC 3194**

 2  1  1

Sold Price

\$660,000

Sold Date

22-Mar-25

Distance

0.1km



**3/6 RIVIERA STREET MENTONE
VIC 3194**

 2  1  1

Sold Price

^{RS} **\$695,000**

Sold Date

10-Jun-25

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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