

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

2/160 Charman Road, Mentone Vic 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000

&

\$1,390,000

Median sale price

Median price \$1,125,000

Property Type Townhouse

Suburb Mentone

Period - From 23/07/2024

to

22/07/2025

Source

Property Data

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	1c Cobham St CHELTENHAM 3192	\$1,260,000	05/07/2025
2	5/8-10 Alvena St MENTONE 3194	\$1,270,000	13/05/2025
3	391 Balcombe Rd BEAUMARIS 3193	\$1,510,000	27/02/2025

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:

23/07/2025 14:21



4 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,390,000
Median Townhouse Price
23/07/2024 - 22/07/2025: \$1,125,000

Comparable Properties



1c Cobham St CHELTENHAM 3192 (REI)

Agent Comments

4 2 2

Price: \$1,260,000
Method: Auction Sale
Date: 05/07/2025
Property Type: Townhouse (Res)



5/8-10 Alvena St MENTONE 3194 (REI)

Agent Comments

3 2 2

Price: \$1,270,000
Method: Sold Before Auction
Date: 13/05/2025
Property Type: Townhouse (Single)



391 Balcombe Rd BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 3

Price: \$1,510,000
Method: Private Sale
Date: 27/02/2025
Property Type: House
Land Size: 377 sqm approx

Account - Buxton | P: 03 9598 8222



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