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 2/160 Charman Road, Mentone Vic 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,300,000		&		\$1,390,0	000			
Median sale p	rice								
Median price	\$1,125,000	Pro	operty Type	Том	nhouse		Suburb	Mentone	
Period - From	23/07/2024	to	22/07/2025		So	ource	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.

Add	lress 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.

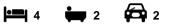
This Statement of Information was prepared on:

23/07/2025 14:21



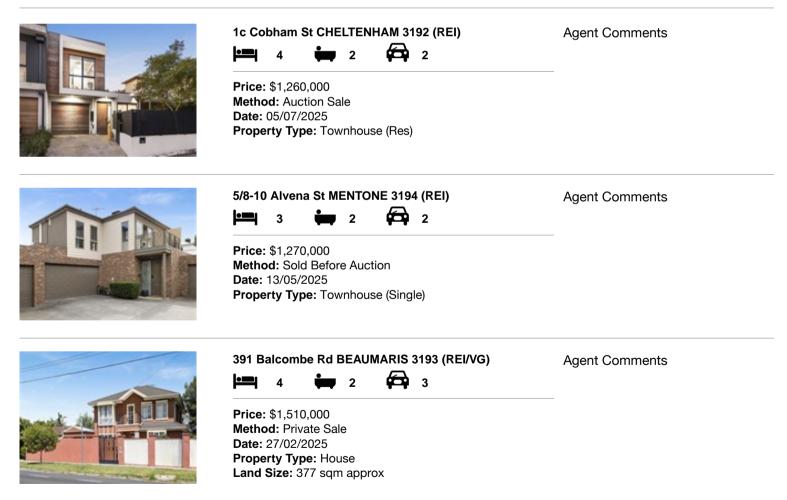






Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$1,300,000 - \$1,390,000 Median Townhouse Price 23/07/2024 - 22/07/2025: \$1,125,000

Comparable Properties



Account - Buxton | P: 03 9598 8222



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