

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

5/12 Phillip Street, Mentone Vic 3194

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$712,500

Property Type Unit

Suburb Mentone

Period - From 01/07/2024

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	3/92 Latrobe St MENTONE 3194	\$836,000	14/06/2025
2	3/140 Charman Rd MENTONE 3194	\$757,000	09/05/2025
3	8/33-35 Bourke St MENTONE 3194	\$756,000	29/03/2025

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:

11/08/2025 12:55

5/12 Phillip Street, Mentone Vic 3194

Amanda Harrison

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Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

Year ending June 2025: \$712,500



 2  2  1

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



3/92 Latrobe St MENTONE 3194 (VG)

Agent Comments

 2  -  -

Price: \$836,000

Method: Sale

Date: 14/06/2025

Property Type: Flat/Unit/Apartment (Res)



3/140 Charman Rd MENTONE 3194 (REI/VG)

Agent Comments

 2  1  1

Price: \$757,000

Method: Sold Before Auction

Date: 09/05/2025

Property Type: Unit



8/33-35 Bourke St MENTONE 3194 (REI)

Agent Comments

 2  1  1

Price: \$756,000

Method: Auction Sale

Date: 29/03/2025

Property Type: Villa

Account - Jellis Craig



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