

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

3/4 Williams Street, Mentone Vic 3194

Indicative selling price

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

Single price

\$1,250,000

Median sale price

Median price

\$1,124,500

Property Type

Townhouse

Suburb

Mentone

Period - From

14/07/2024

to

13/07/2025

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	11 Broome Av MENTONE 3194	\$1,220,000	22/05/2025
2	48a Albenca St MENTONE 3194	\$1,295,000	01/03/2025
3	2/39 Sunray Av CHELTENHAM 3192	\$1,252,000	08/02/2025

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:

14/07/2025 10:15



4 3 2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,250,000
Median Townhouse Price
14/07/2024 - 13/07/2025: \$1,124,500

Comparable Properties



11 Broome Av MENTONE 3194 (REI/VG)

Agent Comments

4 3 2

Price: \$1,220,000
Method: Private Sale
Date: 22/05/2025
Property Type: Townhouse (Single)
Land Size: 315 sqm approx



48a Albenca St MENTONE 3194 (REI/VG)

Agent Comments

4 2 1

Price: \$1,295,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Townhouse (Res)
Land Size: 354 sqm approx



2/39 Sunray Av CHELTENHAM 3192 (REI/VG)

Agent Comments

4 2 2

Price: \$1,252,000
Method: Auction Sale
Date: 08/02/2025
Property Type: Townhouse (Res)