

## 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

7 PLUMMER ROAD MENTONE VIC 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$3,100,000

&

\$3,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,270,000

Property type

House

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

54 BEACH ROAD MENTONE VIC 3194

\$3,500,000

11-May-25

3 THURLING STREET MENTONE VIC 3194

\$3,506,000

07-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: 17 July 2025



## 54 BEACH ROAD MENTONE VIC 3194

4 2 6

Sold Price <sup>RS</sup> **\$3,500,000** <sup>UN</sup> Sold Date **11-May-25**

Distance **0.09km**



## 3 THURLING STREET MENTONE VIC 3194

4 4 3

Sold Price <sup>RS</sup> **\$3,506,000** <sup>UN</sup> Sold Date **07-Jun-25**

Distance **0.06km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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