

# 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

24/31-35 Como Parade East, Mentone VIC 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$550,000

&

\$580,000

### Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Mentone

Period - From

16/01/2025

to

15/07/2025

Source

core\_logic

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
8/35 Childers Street Mentone VIC 3194	\$620,000	20/05/2025
111/35 Childers Street Mentone VIC 3194	\$555,000	08/04/2025
1/35 Childers Street Mentone VIC 3194	\$553,000	18/03/2025

This Statement of Information was prepared on:

16/07/2025