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	1/1 Patty Street, Mentone Vic 3194
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000	Range between	\$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$1,335,000	Pro	perty Type	House		Suburb	Mentone
Period - From	12/08/2024	to	11/08/2025		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

1	3/158 Balcombe Rd MENTONE 3194	\$1,040,000	07/08/2025
2	1A Raymond St BEAUMARIS 3193	\$1,100,000	07/06/2025
3	97b Flinders St MENTONE 3194	\$1,135,000	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:	12/08/2025 12:47



Date of sale





Rooms: 7

Property Type: Strata Unit/Flat Land Size: 386 sqm approx

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price** 12/08/2024 - 11/08/2025: \$1,335,000

Comparable Properties



3/158 Balcombe Rd MENTONE 3194 (REI)



Price: \$1,040,000

Method: Sold Before Auction

Date: 07/08/2025

Property Type: Townhouse (Res) Land Size: 226 sqm approx

Agent Comments



1A Raymond St BEAUMARIS 3193 (REI)

2





Agent Comments

Price: \$1,100,000 Method: Auction Sale Date: 07/06/2025 Property Type: Villa

Land Size: 266 sqm approx

97b Flinders St MENTONE 3194 (REI/VG)



Agent Comments

Price: \$1,135,000 Method: Private Sale Date: 29/03/2025 Property Type: House Land Size: 325 sqm approx

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139





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