

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

1/1 Patty Street, Mentone Vic 3194

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,335,000

Property 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	Date of sale
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



3 2 2

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)

Agent Comments

3 2 2

Price: \$1,040,000
Method: Sold Before Auction
Date: 07/08/2025
Property Type: Townhouse (Res)
Land Size: 226 sqm approx



1A Raymond St BEAUMARIS 3193 (REI)

Agent Comments

2 2 1

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

3 2 2

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

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