

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 GAINSBOROUGH ROAD MENTONE VIC 3194

Indicative selling price

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

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,270,000

Property type

House

Suburb

Mentone

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

7 GLENGALA COURT MENTONE VIC 3194	\$1,200,000	07-Mar-25
33 BUNDORA PARADE MENTONE VIC 3194	\$1,160,000	24-Mar-25
13 AVENZA STREET MENTONE VIC 3194	\$1,110,000	28-Mar-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: 01 August 2025



7 GLENGALA COURT MENTONE VIC 3194

 4  2  2

Sold Price **\$1,200,000** Sold Date **07-Mar-25**

Distance **0.3km**



33 BUNDORA PARADE MENTONE VIC 3194

 4  1  2

Sold Price **\$1,160,000** Sold Date **24-Mar-25**

Distance **0.39km**



13 AVENZA STREET MENTONE VIC 3194

 4  1  2

Sold Price ^{RS} **\$1,110,000** Sold Date **28-Mar-25**

Distance **1.11km**

RS = Recent sale **UN** = Undisclosed Sale

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