

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

2/122 COLLINS STREET 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

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

3/50-52 MILAN STREET MENTONE VIC 3194	\$840,000	14-Mar-25
5/46-48 PATTY STREET MENTONE VIC 3194	\$830,000	10-Apr-25
2/24 FLORENCE STREET MENTONE VIC 3194	\$880,000	09-May-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.~~

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3/50-52 MILAN STREET MENTONE VIC 3194 Sold Price **\$840,000** Sold Date **14-Mar-25**

2 1 1

Distance **0.63km**



5/46-48 PATTY STREET MENTONE VIC 3194 Sold Price **\$830,000** Sold Date **10-Apr-25**

2 1 1

Distance **0.73km**



2/24 FLORENCE STREET MENTONE VIC 3194 Sold Price **\$880,000** Sold Date **09-May-25**

2 1 1

Distance **0.5km**

RS = Recent sale UN = Undisclosed Sale

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