

# 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

2/6 Venice Street, 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 \$750,000

&

\$810,000

### Median sale price

Median price \$712,500

Property Type Unit

Suburb Mentone

Period - From 01/07/2024

to

30/06/2025

Source REIV

### 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	1/24 Patty St MENTONE 3194	\$834,000	24/05/2025
2	2/34-36 Venice St MENTONE 3194	\$820,000	22/04/2025
3	8/58 Naples Rd MENTONE 3194	\$780,000	14/04/2025

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:

22/07/2025 11:06



2

**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**

\$750,000 - \$810,000

**Median Unit Price**

Year ending June 2025: \$712,500

## Comparable Properties



**1/24 Patty St MENTONE 3194 (REI)**

**Agent Comments**

2 1 2

**Price:** \$834,000

**Method:** Auction Sale

**Date:** 24/05/2025

**Property Type:** Villa



**2/34-36 Venice St MENTONE 3194 (REI)**

**Agent Comments**

2 1 1

**Price:** \$820,000

**Method:** Private Sale

**Date:** 22/04/2025

**Property Type:** Unit

**Land Size:** 112 sqm approx



**8/58 Naples Rd MENTONE 3194 (REI/VG)**

**Agent Comments**

2 - -

**Price:** \$780,000

**Method:** Sold Before Auction

**Date:** 14/04/2025

**Property Type:** Unit

**Account - Hodges**