Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/6 Venice Street, Mentone Vic 3194

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betwee	\$750,000		&		\$810,000			
Median sale p	rice							
Median price	\$712,500	Pro	operty Type	Unit			Suburb	Mentone
Period - From	01/07/2024	to	30/06/2025		So	urce	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.

Ade	dress 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









Property Type: Strata Unit/Flat Agent Comments

2 2

Indicative Selling Price \$750,000 - \$810,000 Median Unit Price Year ending June 2025: \$712,500

Comparable Properties



Price: \$834,000

1/24 Patty St MENTONE 3194 (REI)

1

Method: Auction Sale Date: 24/05/2025 Property Type: Villa

2

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

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



Agent Comments

Agent Comments

Agent Comments



Price: \$820,000 Method: Private Sale Date: 22/04/2025 Property Type: Unit Land Size: 112 sqm approx

propertydata

2



Price: \$780,000 Method: Sold Before Auction Date: 14/04/2025 Property Type: Unit

Account - Hodges



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