

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

107d Collins Street, Mentone Vic 3194

Indicative selling price

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

Range between \$1,075,000

&

\$1,175,000

Median sale price

Median price \$1,125,000

Property Type Townhouse

Suburb Mentone

Period - From 13/08/2024

to

12/08/2025

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	1/10 Warrigal Rd PARKDALE 3195	\$1,100,000	21/05/2025
2	3 Withers Way MENTONE 3194	\$1,060,000	03/05/2025
3	1a Salmon St MENTONE 3194	\$1,150,000	12/04/2025

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:

13/08/2025 12:38



3 2 2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,075,000 - \$1,175,000
Median Townhouse Price
13/08/2024 - 12/08/2025: \$1,125,000

Comparable Properties



1/10 Warrigal Rd PARKDALE 3195 (REI)

Agent Comments

3 2 2

Price: \$1,100,000
Method: Sold Before Auction
Date: 21/05/2025
Property Type: Townhouse (Res)



3 Withers Way MENTONE 3194 (REI/VG)

Agent Comments

3 2 2

Price: \$1,060,000
Method: Auction Sale
Date: 03/05/2025
Property Type: Townhouse (Res)
Land Size: 179 sqm approx

1a Salmon St MENTONE 3194 (VG)

Agent Comments

3 - -

Price: \$1,150,000
Method: Sale
Date: 12/04/2025
Property Type: Flat/Unit/Apartment (Res)