

## 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

1A RIVOLI STREET MENTONE VIC 3194

### Indicative selling price

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

Single Price

or range  
between

\$1,550,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Mentone

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

6 ROGERS STREET MENTONE VIC 3194	\$1,655,000	08-Feb-25
8/77 BEACH ROAD MENTONE VIC 3194	\$1,515,000	31-May-25
8 PRINCES COURT PARKDALE VIC 3195	\$1,725,000	31-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.~~

This Statement of Information was prepared on: 23 June 2025



**6 ROGERS STREET MENTONE VIC 3194**

Sold Price

<sup>RS</sup> **\$1,655,000**

Sold Date **08-Feb-25**

 4  3  2

Distance **1.03km**



**8/77 BEACH ROAD MENTONE VIC 3194**

Sold Price

<sup>RS</sup> **\$1,515,000**

Sold Date **31-May-25**

 3  2  2

Distance **0.77km**



**8 PRINCES COURT PARKDALE VIC 3195**

Sold Price

<sup>RS</sup> **\$1,725,000** <sup>UN</sup>

Sold Date **31-May-25**

 4  2  2

Distance **1.31km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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