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	Sarzana Street, Mentone Vic 3194
---------------------------------------	----------------------------------

Indicative selling price

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

1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Range between	\$1,200,000	&	\$1,300,000
---	---------------	-------------	---	-------------

Median sale price

Median price	\$1,125,000	Pro	perty Type	Townho	ouse	Suburb	Mentone
Period - From	22/07/2024	to	21/07/2025		Source	Property	v 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	11b Norma Av CHELTENHAM 3192	\$1,280,000	16/06/2025
2	5/8-10 Alvena St MENTONE 3194	\$1,270,000	13/05/2025
3	4a Norma Av CHELTENHAM 3192	\$1,300,000	01/03/2025

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 09:42













Property Type:Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 Median Townhouse Price 22/07/2024 - 21/07/2025: \$1,125,000

Comparable Properties



11b Norma Av CHELTENHAM 3192 (REI)

•=

3

—

2

2

Agent Comments

Price: \$1,280,000 Method: Private Sale Date: 16/06/2025

Property Type: Townhouse (Single)



5/8-10 Alvena St MENTONE 3194 (REI)

ب

3

2

Price: \$1,270,000

Method: Sold Before Auction

Date: 13/05/2025

Property Type: Townhouse (Single)



4a Norma Av CHELTENHAM 3192 (REI)

3

2

Agent Comments

Agent Comments

Price: \$1,300,000 **Method:** Auction Sale **Date:** 01/03/2025

Property Type: Townhouse (Res) **Land Size:** 293 sqm approx

Account - Buxton | P: 03 9583 9811 | F: 03 9584 6680





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.