

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

17 Sarzana Street, Mentone Vic 3194

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,125,000

Property Type Townhouse

Suburb Mentone

Period - From 22/07/2024

to

21/07/2025

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	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)

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)

Agent Comments



Price: \$1,270,000
Method: Sold Before Auction
Date: 13/05/2025
Property Type: Townhouse (Single)



4a Norma Av CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,300,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Townhouse (Res)
Land Size: 293 sqm approx

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