

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

2/18 Flinders Street, Mentone Vic 3194

Indicative selling price

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

Range between \$460,000 & \$500,000

Median sale price

Median price \$718,000 Property Type Unit Suburb Mentone

Period - From 12/08/2025 to 11/08/2026 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	11/15 Florence St MENTONE 3194	\$455,000	27/05/2026
2	11/1 Coles Ct BEAUMARIS 3193	\$488,000	04/03/2026
3	5/15 Florence St MENTONE 3194	\$485,000	27/02/2026

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:

12/08/2026 12:32



1
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Rooms: 2

Property Type: Unit

Land Size: 75 sqm approx

Agent Comments

Indicative Selling Price

\$460,000 - \$500,000

Median Unit Price

12/08/2025 - 11/08/2026: \$718,000

Comparable Properties



11/15 Florence St MENTONE 3194 (REI/VG)

Agent Comments

1
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Price: \$455,000

Method: Private Sale

Date: 27/05/2026

Property Type: Unit



11/1 Coles Ct BEAUMARIS 3193 (REI/VG)

Agent Comments

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Price: \$488,000

Method: Private Sale

Date: 04/03/2026

Property Type: Unit



5/15 Florence St MENTONE 3194 (REI/VG)

Agent Comments

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 1
 1

Price: \$485,000

Method: Private Sale

Date: 27/02/2026

Property Type: Unit

Account - Barry Plant | P: 03 9586 0500