

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

2/7 Phillip Street, Mentone Vic 3194

Indicative selling price

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

Range between \$700,000

&

\$750,000

Median sale price

Median price \$705,500

Property Type Unit

Suburb Mentone

Period - From 07/09/2025

to

06/09/2026

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	113/30 Garfield St CHELTENHAM 3192	\$730,000	15/05/2026
2	8/4 Blagdon St CHELTENHAM 3192	\$755,000	20/03/2026
3	4/123 Balcombe Rd MENTONE 3194	\$750,000	11/03/2026

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:

07/09/2026 13:13



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median Unit Price

07/09/2025 - 06/09/2026: \$705,500

Comparable Properties



113/30 Garfield St CHELTENHAM 3192 (REI/VG)

Agent Comments

 2  2  1

Price: \$730,000

Method: Private Sale

Date: 15/05/2026

Property Type: Apartment

8/4 Blagdon St CHELTENHAM 3192 (VG)

Agent Comments

 2  -  -

Price: \$755,000

Method: Sale

Date: 20/03/2026

Property Type: Flat/Unit/Apartment (Res)



4/123 Balcombe Rd MENTONE 3194 (REI/VG)

Agent Comments

 2  2  1

Price: \$750,000

Method: Private Sale

Date: 11/03/2026

Property Type: Apartment

Account - Barry Plant | P: 03 9586 0500