

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 31A Patty Street, Mentone Vic 3194
Including suburb and postcode

Indicative selling price

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

Range between \$1,590,000 & \$1,630,000

Median sale price

Median price \$1,180,000 Property Type Townhouse Suburb Mentone
Period - From 21/01/2025 to 20/01/2026 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	220B Nepean Hwy PARKDALE 3195	\$1,622,000	29/11/2025
2	29b Patty St MENTONE 3194	\$1,515,000	21/11/2025
3	7b McNamara St BEAUMARIS 3193	\$1,573,500	22/07/2025

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:

21/01/2026 15:25