

# 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

6a Eblana Avenue, Mentone VIC 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,700,000

&

\$1,850,000

### Median sale price

Median price

\$1,365,000

Property Type

Other

Suburb

Mentone

Period - From

18/08/2025

to

17/02/2026

Source

Cotality™

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
3B Florence Street Mentone VIC 3194	\$1,750,000	11/02/2026
56 Fifth Street Parkdale VIC 3195	\$1,700,000	11/09/2025

This Statement of Information was prepared on:

18/02/2026