

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

7/95 Beach Road, Mentone Vic 3194

Indicative selling price

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

Range between \$1,690,000

&

\$1,825,000

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	39a Marriott St PARKDALE 3195	\$1,700,000	15/12/2025
2	36b Plummer Rd MENTONE 3194	\$1,730,000	25/11/2025
3	1a Rivoli St MENTONE 3194	\$1,855,000	02/08/2025

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 12:53



 3
  3
  2

Rooms: 8

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,690,000 - \$1,825,000

Median Townhouse Price

21/01/2025 - 20/01/2026: \$1,180,000

Comparable Properties



39a Marriott St PARKDALE 3195 (REI)

Agent Comments

 4
  3
  2

Price: \$1,700,000

Method: Private Sale

Date: 15/12/2025

Property Type: Townhouse (Single)



36b Plummer Rd MENTONE 3194 (REI)

Agent Comments

 3
  2
  2

Price: \$1,730,000

Method: Private Sale

Date: 25/11/2025

Property Type: Townhouse (Res)

Land Size: 354 sqm approx



1a Rivoli St MENTONE 3194 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$1,855,000

Method: Auction Sale

Date: 02/08/2025

Property Type: Townhouse (Res)

Land Size: 305 sqm approx

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598