

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

3/27-29 BRINDISI STREET MENTONE VIC 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,250

Property type

Unit

Suburb

Mentone

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

1/27-29 BRINDISI STREET MENTONE VIC 3194	\$850,000	13-Jun-26
3/5 SWANSTON STREET MENTONE VIC 3194	\$869,000	23-Apr-26
3/39 PLUMMER ROAD MENTONE VIC 3194	\$885,000	12-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 30 July 2026



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**1/27-29 BRINDISI STREET
MENTONE VIC 3194**

3 1 2

Sold Price

^{RS}

\$850,000

Sold Date

13-Jun-26

Distance

0.04km



**3/5 SWANSTON STREET MENTONE
VIC 3194**

3 2 1

Sold Price

\$869,000

Sold Date

23-Apr-26

Distance

0.37km



**3/39 PLUMMER ROAD MENTONE
VIC 3194**

2 1 1

Sold Price

\$885,000

Sold Date

12-Mar-26

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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