

# 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

15/60 Beach Road, 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

\$540,000

&

\$580,000

### Median sale price

Median price

\$1,347,500

Property Type

Other

Suburb

Mentone

Period - From

28/10/2025

to

27/04/2026

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
7/122 Beach Road Parkdale VIC 3195	\$620,000	30/03/2026
16/122 Beach Road Parkdale VIC 3195	\$600,000	21/03/2026

This Statement of Information was prepared on:

28/04/2026