

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

2/128 COLLINS 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

\$1,290,000

&

\$1,390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Mentone

Period-from

01 Apr 2025

to

31 Mar 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

71 RIVIERA STREET MENTONE VIC 3194	1347500	01-Nov-25
1/14 ELIZABETH STREET MENTONE VIC 3194	1410000	27-Feb-26
1/131 CHARMAN ROAD BEAUMARIS VIC 3193	1350000	17-Apr-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.~~

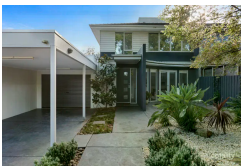
This Statement of Information was prepared on: 24 April 2026



71 RIVIERA STREET MENTONE VIC 3194 Sold Price **1347500** Sold Date **01-Nov-25**
 Distance **0.82km**
 🛏️ 4 🚿 3 🚗 1



1/14 ELIZABETH STREET MENTONE VIC 3194 Sold Price **1410000** Sold Date **27-Feb-26**
 Distance **0.55km**
 🛏️ 3 🚿 2 🚗 2



1/131 CHARMAN ROAD BEAUMARIS VIC 3193 Sold Price ^{RS} **1350000** Sold Date **17-Apr-26**
 Distance **1.36km**
 🛏️ 4 🚿 2 🚗 1

RS = Recent sale UN = Undisclosed Sale

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