

## 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

2/120 CHARMAN 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$365,000

&

\$385,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Mentone

Period-from

01 Mar 2025

to

28 Feb 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

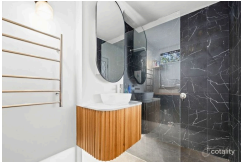
Date of sale

1/120 CHARMAN ROAD MENTONE VIC 3194	\$390,000	19-Nov-25
3/120 CHARMAN ROAD MENTONE VIC 3194	\$397,000	19-Feb-26
7/120 CHARMAN ROAD MENTONE VIC 3194	\$362,000	05-Sep-25

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: 12 March 2026



**1/120 CHARMAN ROAD MENTONE  
VIC 3194**

Sold Price **\$390,000** Sold Date **19-Nov-25**

 1  1  1

Distance **0km**



**3/120 CHARMAN ROAD MENTONE  
VIC 3194**

Sold Price <sup>RS</sup> **\$397,000** Sold Date **19-Feb-26**

 1  1  1

Distance **0km**



**7/120 CHARMAN ROAD MENTONE  
VIC 3194**

Sold Price **\$362,000** Sold Date **05-Sep-25**

 1  1  1

Distance **0km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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