

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

2/7 COMO PARADE EAST 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Mentone

Period-from

01 Feb 2025

to

31 Jan 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

7/7 COMO PARADE EAST MENTONE VIC 3194	\$425,000	04-Nov-25
1/120 CHARMAN ROAD MENTONE VIC 3194	\$390,000	19-Nov-25
6/12 COLLINS STREET MENTONE VIC 3194	\$360,000	12-Dec-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: 18 February 2026


**7/7 COMO PARADE EAST
MENTONE VIC 3194**
 1  1  2

 Sold Price **\$425,000** Sold Date **04-Nov-25**

 Distance **0km**

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

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

 Distance **1.35km**

**6/12 COLLINS STREET MENTONE
VIC 3194**
 1  1  1

 Sold Price **\$360,000** Sold Date **12-Dec-25**

 Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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