

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

2/152 WARRIGAL ROAD 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

\$900,000

&

\$990,000

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

2/110 LOWER DANDENONG ROAD PARKDALE VIC 3195	\$943,000	20-Feb-26
2/18 FLORENCE STREET MENTONE VIC 3194	\$950,000	20-Feb-26
2/9-11 REID STREET PARKDALE VIC 3195	\$930,000	14-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: 20 April 2026



2/110 LOWER DANDENONG ROAD Sold Price **\$943,000** Sold Date **20-Feb-26**
PARKDALE VIC 3195

 3  2  2

Distance **1.31km**



2/18 FLORENCE STREET MENTONE Sold Price **\$950,000** Sold Date **20-Feb-26**
VIC 3194

 3  2  -

Distance **1.04km**



2/9-11 REID STREET PARKDALE Sold Price **\$930,000** Sold Date **14-Mar-26**
VIC 3195

 3  2  1

Distance **1.92km**

RS = Recent sale

UN = Undisclosed Sale

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