

# 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

7/52 Plummer 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

\$320,000

&

\$340,000

### Median sale price

Median price

\$1,365,000

Property Type

Other

Suburb

Mentone

Period - From

16/08/2025

to

15/02/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
6/52 Plummer Road Mentone VIC 3194	\$335,000	23/12/2025
114/7 Balcombe Road Mentone VIC 3194	\$333,000	17/12/2025
306/278 Charman Road Cheltenham VIC 3192	\$332,500	19/11/2025

This Statement of Information was prepared on:

16/02/2026