

## 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

2/3 STATION STREET 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

\$935,000

&

\$1,025,000

### 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

4/5 POTTS STREET PARKDALE VIC 3195	\$1,010,000	18-Mar-26
3 SILVERBANKS GROVE MENTONE VIC 3194	\$970,000	18-Nov-25
2/110 LOWER DANDENONG ROAD PARKDALE VIC 3195	\$943,000	20-Feb-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: 30 April 2026



**4/5 POTTS STREET PARKDALE VIC 3195** Sold Price <sup>RS</sup> **\$1,010,000** Sold Date **18-Mar-26**  
 Distance **0.56km**  
 3 2 2



**3 SILVERBANKS GROVE MENTONE VIC 3194** Sold Price **\$970,000** Sold Date **18-Nov-25**  
 Distance **0.91km**  
 3 2 2



**2/110 LOWER DANDENONG ROAD PARKDALE VIC 3195** Sold Price **\$943,000** Sold Date **20-Feb-26**  
 Distance **1.75km**  
 3 2 2

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

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