

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

8&10 Sea Pde, Mentone Vic 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$4,500,000

&

\$4,950,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Mentone

Period - From 23/09/2024

to

22/09/2025

Source Property Data

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 agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	8 Sea Pde MENTONE 3194	\$1,735,000	27/10/2018
2	10 Sea Pde MENTONE 3194	\$1,790,000	07/10/2017
3			

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 six months.~~

This Statement of Information was prepared on:

23/09/2025 11:24



4 2 2

Property Type: House (Res)
Land Size: 678 sqm approx
Agent Comments

Indicative Selling Price
\$4,500,000 - \$4,950,000
Median House Price
23/09/2024 - 22/09/2025: \$1,300,000

Comparable Properties



8 Sea Pde MENTONE 3194 (REI/VG)

Agent Comments

4 2 2

Price: \$1,735,000
Method: Auction Sale
Date: 27/10/2018
Property Type: House (Res)
Land Size: 678 sqm approx



10 Sea Pde MENTONE 3194 (VG)

Agent Comments

3 - -

Price: \$1,790,000
Method: Sale
Date: 07/10/2017
Property Type: House (Res)
Land Size: 683 sqm approx

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 six months.