

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

1/27 Plummer Road, Mentone Vic 3194

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$722,750 Property Type Unit Suburb Mentone

Period - From 01/10/2024 to 30/09/2025 Source REIV

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	1/18 Warrigal Rd PARKDALE 3195	\$670,000	11/10/2025
2	7/51-53 Como Pde.E PARKDALE 3195	\$695,000	04/10/2025
3	3/80 Warrigal Rd PARKDALE 3195	\$680,000	05/07/2025

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:

17/11/2025 11:02



Property Type:
Divorce/Estate/Family Transfers
Land Size: 579 sqm approx
Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

Year ending September 2025: \$722,750

Comparable Properties



1/18 Warrigal Rd PARKDALE 3195 (REI)

Agent Comments



Price: \$670,000
Method: Private Sale
Date: 11/10/2025
Property Type: Unit
Land Size: 117 sqm approx



7/51-53 Como Pde.E PARKDALE 3195 (REI)

Agent Comments



Price: \$695,000
Method: Auction Sale
Date: 04/10/2025
Property Type: Unit



3/80 Warrigal Rd PARKDALE 3195 (REI/VG)

Agent Comments



Price: \$680,000
Method: Auction Sale
Date: 05/07/2025
Property Type: Unit

Account - Ray White - The Bayside Group | P: 03 9584 8288