Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	20 Charman Road, Mentone Vic 3194
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$1,372,500	Pro	perty Type	House		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

,	and the companion property		2410 0. 0410
1	2a Morey Rd BEAUMARIS 3193	\$1,205,000	22/09/2025
2	25 Swinden Av CHELTENHAM 3192	\$1,220,000	12/09/2025
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:	10/12/2025 12:36



Date of sale







Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price Year ending September 2025: \$1,372,500

Comparable Properties



2a Morey Rd BEAUMARIS 3193 (REI)

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Price: \$1,205,000 **Method:** Private Sale **Date:** 22/09/2025

Property Type: Land (Res) Land Size: 484 sqm approx **Agent Comments**



25 Swinden Av CHELTENHAM 3192 (VG)

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Price: \$1,220,000 **Method:** Sale **Date:** 12/09/2025

Property Type: Development Site (Res)

Land Size: 564 sqm approx

Agent Comments

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.

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





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