

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

20 Charman Road, Mentone Vic 3194

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,372,500

Property 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 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	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



Property Type:
Agent Comments

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

Comparable Properties

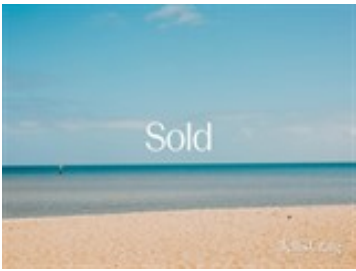


2a Morey Rd BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,205,000
Method: Private Sale
Date: 22/09/2025
Property Type: Land (Res)
Land Size: 484 sqm approx



25 Swinden Av CHELTENHAM 3192 (VG)

Agent Comments



Price: \$1,220,000
Method: Sale
Date: 12/09/2025
Property Type: Development Site (Res)
Land Size: 564 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.