

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

9/87 Nepean Highway, Mentone Vic 3194

Indicative selling price

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

Range between \$620,000

&

\$660,000

Median sale price

Median price \$745,000

Property Type Unit

Suburb Mentone

Period - From 01/01/2025

to

31/12/2025

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	3/19 Florence St MENTONE 3194	\$655,000	07/12/2025
2			
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:

03/03/2026 16:25



Agent Comments

Year ending December 2025: \$745,000

A modern, bright living room with a white sofa, a round dining table, and a large window. The room features light-colored walls, a white ceiling with recessed lighting, and a large window that provides a view of the outdoors. The furniture includes a white sofa, a round dining table with white chairs, and a large window. The room is well-lit and has a clean, minimalist aesthetic.

 2
  1
  1

Property Type: Unit

REIV
THE DIFFERENCE



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.