

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

6/52 PLUMMER ROAD MENTONE VIC 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$340,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,500

Property type

Unit

Suburb

Mentone

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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 6 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

9/52 PLUMMER ROAD MENTONE VIC 3194	\$330,000	27-Jun-25
9/56 MILAN STREET MENTONE VIC 3194	\$331,750	07-Jul-25
8/5-7 BRINDISI STREET MENTONE VIC 3194	\$335,000	12-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 05 December 2025

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9/52 PLUMMER ROAD MENTONE VIC 3194

Sold Price **\$330,000** Sold Date **27-Jun-25**

 1  1  1

Distance **0km**

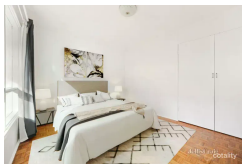


9/56 MILAN STREET MENTONE VIC 3194

Sold Price **\$331,750** Sold Date **07-Jul-25**

 1  1  1

Distance **0.22km**



8/5-7 BRINDISI STREET MENTONE VIC 3194

Sold Price **\$335,000** Sold Date **12-Jul-25**

 1  1  1

Distance **0.3km**



1/6 ANDERSON COURT MENTONE VIC 3194

Sold Price **\$348,000** Sold Date **28-Oct-25**

 1  1  1

Distance **0.41km**



6/2-4 SALMON STREET MENTONE VIC 3194

Sold Price **\$360,000** Sold Date **22-Aug-25**

 1  1  1

Distance **0.48km**

RS = Recent sale **UN** = Undisclosed Sale

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