

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

206/35 CHILDERS STREET 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

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,250

Property type

Unit

Suburb

Mentone

Period-from

01 Jul 2025

to

30 Jun 2026

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

202/35 CHILDERS STREET MENTONE VIC 3194	\$528,950	20-Jun-26
4/86 CHARMAN ROAD MENTONE VIC 3194	\$550,000	08-May-26
5/1325 NEPEAN HIGHWAY CHELTENHAM VIC 3192	\$540,000	06-May-26

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: 25 July 2026

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**202/35 CHILDERS STREET
MENTONE VIC 3194**

 2  2  1

Sold Price

\$528,950

Sold Date **20-Jun-26**

Distance

0km



**4/86 CHARMAN ROAD MENTONE
VIC 3194**

 2  1  1

Sold Price

\$550,000

Sold Date **08-May-26**

Distance

1.52km



**5/1325 NEPEAN HIGHWAY
CHELTENHAM VIC 3192**

 2  1  1

Sold Price

\$540,000

Sold Date **06-May-26**

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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