

LITTLE PROJECTS

38-44 Southern Road, Mentone

Off-market price list | July 2026

Number	Area M2 (Ground)	Area m2 (Mezz)	Area m2 (Total)	Car parks	Retail Price	Off-market (VIP) Price
U01	240	70	310	4	\$1,337,500	\$1,270,625
U02	120	55	175	3	\$807,500	\$767,125
U03	120	55	175	3	\$807,500	\$767,125
U04	120	55	175	3	\$807,500	\$767,125
U05	120	55	175	3	\$807,500	\$767,125
U06	116	53	169	3	\$788,950	\$749,503
U07	116	53	169	3	\$788,950	\$749,503
U08	116	53	169	3	\$788,950	\$749,503
U09	116	53	169	3	\$788,950	\$749,503
U30	116	48	164	2	\$725,000	\$688,750
U31	116	48	164	2	\$766,200	\$727,890
U32	116	48	164	2	\$766,200	\$727,890
U33	116	48	164	2	\$766,200	\$727,890
U34	116	48	164	2	\$766,200	\$727,890
U35	257	76	333	5	\$1,414,400	\$1,343,680
U36	130	54	184	2	\$838,800	\$796,860
U37	131	55	186	2	\$847,700	\$805,315
U38	131	55	186	2	\$847,700	\$805,315
U39	132	55	187	2	\$852,150	\$809,543
U40	132	55	187	2	\$852,150	\$809,543
U41	133	55	188	2	\$856,600	\$813,770
U42	133	55	188	2	\$856,600	\$813,770
U43	133	55	188	2	\$856,600	\$813,770
U44	134	55	189	2	\$861,050	\$817,998
S53	67	0	67	0	\$424,000	\$402,800
S54	67	0	67	0	\$412,000	\$391,400
S55	67	0	67	0	\$412,000	\$391,400

S56	67	0	67	0	\$412,000	\$391,400
S57	67	0	67	0	\$412,000	\$391,400
S58	68	0	68	0	\$418,000	\$397,100
S59	87	0	87	0	\$510,250	\$484,738
S80	52	21	73	0	\$437,050	\$415,198
S81	52	20	72	0	\$431,200	\$409,640
S82	52	20	72	0	\$431,200	\$409,640
S83	52	20	72	0	\$431,200	\$409,640
S84	52	20	72	0	\$431,200	\$409,640

Disclaimer: Off-market (VIP) pricing is available for a limited time only. Prices will revert to retail pricing upon the official project launch. Prices, availability and information are correct at the time of publication but are subject to change without notice. Floor areas are approximate and should be independently verified. This document does not constitute an offer or contract. Interested parties should rely on their own enquiries and the Contract of Sale.