

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

601/7 BALCOMBE 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

or range
between

\$610,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

Suburb

Mentone

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

21/76-88 BALCOMBE ROAD MENTONE VIC 3194	\$580,000	09-Dec-24
208/116 BALCOMBE ROAD MENTONE VIC 3194	\$605,000	20-Dec-24

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: 22 April 2025

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21/76-88 BALCOMBE ROAD MENTONE VIC 3194

2 2 1

Sold Price **\$580,000** Sold Date **09-Dec-24**

Distance **0.52km**



208/116 BALCOMBE ROAD MENTONE VIC 3194

2 2 1

Sold Price **\$605,000** Sold Date **20-Dec-24**

Distance **0.59km**

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

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