

# 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

204/15 Balcombe Road, Mentone Vic 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$380,000 & \$415,000

### Median sale price

Median price \$722,500 Property Type Unit Suburb Mentone

Period - From 01/01/2023 to 31/12/2023 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	208/15 Balcombe Rd MENTONE 3194	\$385,000	13/02/2024
2	4/134 Warrigal Rd MENTONE 3194	\$400,000	15/10/2023
3	304/15 Balcombe Rd MENTONE 3194	\$384,000	31/01/2024

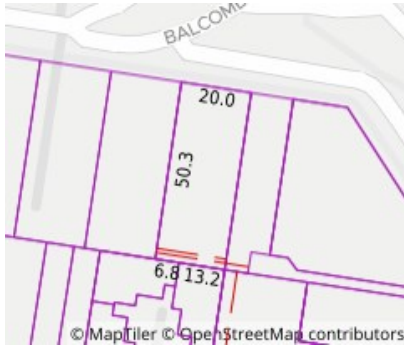
**OR**

~~**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: 05/03/2024 11:24

204/15 Balcombe Road, Mentone Vic 3194

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 2  2  1

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**  
\$380,000 - \$415,000  
**Median Unit Price**  
Year ending December 2023: \$722,500

## Comparable Properties

208/15 Balcombe Rd MENTONE 3194 (REI)

Agent Comments

 2  2  1

**Price:** \$385,000

**Method:**

**Date:** 13/02/2024

**Property Type:** Apartment



4/134 Warrigal Rd MENTONE 3194 (REI/VG)

Agent Comments

 2  1  1

**Price:** \$400,000

**Method:** Private Sale

**Date:** 15/10/2023

**Property Type:** Unit



304/15 Balcombe Rd MENTONE 3194 (REI)

Agent Comments

 2  2  1

**Price:** \$384,000

**Method:** Private Sale

**Date:** 31/01/2024

**Property Type:** Apartment

Account - Jellis Craig



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