

## 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

308/116 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$585,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,296,250

Property type

House

Suburb

Mentone

Period-from

01 Feb 2024

to

31 Jan 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

208/116 BALCOMBE ROAD MENTONE VIC 3194	\$605,000	20-Dec-24
21/76-88 BALCOMBE ROAD MENTONE VIC 3194	\$580,000	09-Dec-24
4/35 CHILDERS STREET MENTONE VIC 3194	\$585,000	14-Aug-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: 10 February 2025

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COVID-19 Awareness  
**PRIVATE INSPECTION POLICY**



Contact us today to book a private inspection.



**208/116 BALCOMBE ROAD  
 MENTONE VIC 3194**

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

 2  2  1

Distance **0.02km**



**21/76-88 BALCOMBE ROAD  
 MENTONE VIC 3194**

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

 2  2  1

Distance **0.09km**



**4/35 CHILDERS STREET MENTONE  
 VIC 3194**

Sold Price **\$585,000** Sold Date **14-Aug-24**

 2  2  1

Distance **0.58km**

RS = Recent sale      UN = Undisclosed Sale

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