

## 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

4/35-37 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

\$720,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$651,000

Property type

Unit

Suburb

Mentone

Period-from

01 Mar 2024

to

28 Feb 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

5/80-84 MENTONE PARADE MENTONE VIC 3194	\$740,000	21-Dec-24
5/6 VENICE STREET MENTONE VIC 3194	\$745,000	12-Oct-24
2/46-48 PATTY STREET MENTONE VIC 3194	\$800,000	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: 31 March 2025



**5/80-84 MENTONE PARADE  
MENTONE VIC 3194**

2 1 1

Sold Price **\$740,000** Sold Date **21-Dec-24**

Distance **0.48km**



**5/6 VENICE STREET MENTONE VIC  
3194**

2 1 1

Sold Price **\$745,000** Sold Date **12-Oct-24**

Distance **0.77km**



**2/46-48 PATTY STREET MENTONE  
VIC 3194**

2 1 1

Sold Price **\$800,000** Sold Date **20-Dec-24**

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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