

# 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 6/123 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 \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,200,000 Property Type Townhouse Suburb Mentone

Period - From 13/11/2023 to 12/11/2024 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	9a Davies St MENTONE 3194	\$1,125,000	25/08/2024
2	3/134 Collins St MENTONE 3194	\$1,310,000	14/05/2024
3			

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: 13/11/2024 19:53

6/123 Balcombe Road, Mentone Vic 3194



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median Townhouse Price**  
13/11/2023 - 12/11/2024: \$1,200,000

## Comparable Properties



**9a Davies St MENTONE 3194 (REI/VG)**

Agent Comments



**Price:** \$1,125,000  
**Method:** Private Sale  
**Date:** 25/08/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 232 sqm approx



**3/134 Collins St MENTONE 3194 (REI/VG)**

Agent Comments



**Price:** \$1,310,000  
**Method:** Private Sale  
**Date:** 14/05/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 230 sqm approx

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.

**Account - Jellis Craig**



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