

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

1/5 BOURKE STREET 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

\$550,000

&

\$590,000

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

2/4 COLEMAN COURT CHELTENHAM VIC 3192	\$595,000	16-Dec-24
8/117-119 BALCOMBE ROAD MENTONE VIC 3194	\$626,000	03-Dec-24
3/35-37 BALCOMBE ROAD MENTONE VIC 3194	\$610,000	19-Nov-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: 12 March 2025



**2/4 COLEMAN COURT
CHELTENHAM VIC 3192**

2 1 1

Sold Price **\$595,000** Sold Date **16-Dec-24**

Distance **0.57km**



**8/117-119 BALCOMBE ROAD
MENTONE VIC 3194**

2 1 1

Sold Price **\$626,000** Sold Date **03-Dec-24**

Distance **0.62km**



**3/35-37 BALCOMBE ROAD
MENTONE VIC 3194**

2 1 1

Sold Price **\$610,000** Sold Date **19-Nov-24**

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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