

# 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

21/80 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 \$550,000 & \$605,000

### Median sale price

Median price \$680,000 Property Type Unit Suburb Mentone

Period - From 01/07/2024 to 30/09/2024 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	510/7 Balcombe Rd MENTONE 3194	\$590,000	21/10/2024
2	4/33-35 Childers St MENTONE 3194	\$585,000	14/08/2024
3	34/80 Balcombe Rd MENTONE 3194	\$600,000	01/07/2024

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:

11/11/2024 14:39



2   2   1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$550,000 - \$605,000  
**Median Unit Price**  
September quarter 2024: \$680,000

## Comparable Properties



**510/7 Balcombe Rd MENTONE 3194 (REI)**

**Agent Comments**

2   1   1

**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 21/10/2024  
**Property Type:** Unit



**4/33-35 Childers St MENTONE 3194 (REI)**

**Agent Comments**

2   2   1

**Price:** \$585,000  
**Method:** Private Sale  
**Date:** 14/08/2024  
**Property Type:** Apartment



**34/80 Balcombe Rd MENTONE 3194 (REI/VG)**

**Agent Comments**

2   2   2

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 01/07/2024  
**Property Type:** Unit

**Account - Hodges** | P: 03 95846500 | F: 03 95848216