

## 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

1/12 COLLINS STREET 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

\$500,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$702,500

Property type

Unit

Suburb

Mentone

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

### 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

103/7 BALCOMBE ROAD MENTONE VIC 3194	525000	05-Aug-25
203/116 BALCOMBE ROAD MENTONE VIC 3194	510000	01-Oct-25
6/21 GORDON STREET BEAUMARIS VIC 3193	520000	10-Jun-25

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: 04 December 2025



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**103/7 BALCOMBE ROAD MENTONE** Sold Price **525000** Sold Date **05-Aug-25**  
**VIC 3194**

2 2 1

Distance **1.43km**



**203/116 BALCOMBE ROAD** Sold Price <sup>RS</sup> **510000** Sold Date **01-Oct-25**  
**MENTONE VIC 3194**

2 1 1

Distance **0.84km**



**6/21 GORDON STREET BEAUMARIS** Sold Price **520000** Sold Date **10-Jun-25**  
**VIC 3193**

2 1 1

Distance **0.62km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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