

Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address Including suburb and postcode	1&2/156 Balcombe Road, Mentone Vic 3194
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
TH- 2bed 2bath 1car	\$795,000	Or range between		&	
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		Or range between		&	
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$745,000	Suburb	Mentone		
Period - From	01/10/2024	to	31/12/2024	Source	REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale
TH- 2bed 2bath 1car	5/76 Collins St MENTONE 3194	\$775,000	03/02/2025
	7/3 Stanley Av CHELTENHAM 3192	\$815,000	14/12/2024
	3/40 Booker St CHELTENHAM 3192	\$770,000	16/11/2024

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	Address of comparable unit	Price	Date of sale

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

11/02/2025 16:11