

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

19/76-88 BALCOMBE ROAD 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$702,500

Property type

Unit

Suburb

Mentone

Period-from

01 Nov 2024

to

31 Oct 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

33/76-88 BALCOMBE ROAD MENTONE VIC 3194	\$625,000	05-Nov-25
65/76-88 BALCOMBE ROAD MENTONE VIC 3194	\$580,000	08-Nov-25
39/76-88 BALCOMBE ROAD MENTONE VIC 3194	\$577,500	23-Oct-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: 17 November 2025



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**33/76-88 BALCOMBE ROAD
MENTONE VIC 3194**

2 2 2

Sold Price

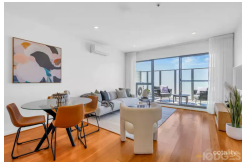
^{RS}

\$625,000

Sold Date **05-Nov-25**

Distance

0km



**65/76-88 BALCOMBE ROAD
MENTONE VIC 3194**

2 2 1

Sold Price

^{RS}

\$580,000

Sold Date **08-Nov-25**

Distance

0km



**39/76-88 BALCOMBE ROAD
MENTONE VIC 3194**

2 1 1

Sold Price

^{RS}

\$577,500

Sold Date **23-Oct-25**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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