Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sa	e
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Address	215/116 Balcombe Road, Mentone Vic 3194
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$390,000	&	\$420,000
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Median sale price

Median price	\$718,000	Pro	perty Type	Jnit		Suburb	Mentone
Period - From	06/11/2024	to	05/11/2025	So	ource	Property	/ Data

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	303/116 Balcombe Rd MENTONE 3194	\$420,000	24/06/2025
2	302/116 Balcombe Rd MENTONE 3194	\$405,000	21/05/2025
3			

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:	06/11/2025 15:39



Date of sale