Statement of Information

Single residential property located in the Melbourne metropolitan area

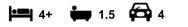
Section 47AF of the Estate Agents Act 1980

Propert	ty offered for s	sale							
Address Including suburb and postcode		248 Balcombe Road, Mentone Vic 3194							
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range between \$1,950,000			&	\$2,100,0	\$2,100,000				
Median sale price									
Media	an price \$1,300,	000 F	Property Type Ho	ouse		Suburb	Mentone		
Period	- From 01/07/2	2025 to	30/09/2025	Sc	ource	REIV			
Comparable property sales (*Delete A or B below as applicable)									
	* 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						Pr	ice	Date of sale	
1									
2									
3									
OR									
	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:						28/10/2025 14:13		









Property Type: House **Land Size**: 1013 sqm approx

Agent Comments

Indicative Selling Price \$1,950,000 - \$2,100,000 Median House Price September quarter 2025: \$1,300,000

Comparable Properties

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.

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



