

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

3/158 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

Unit

Suburb

Mentone

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

2/59 ALBENCA STREET MENTONE VIC 3194	\$1,022,000	12-Apr-25
2/33 COLLINS STREET MENTONE VIC 3194	\$1,020,000	03-May-25
3/1 HAINES STREET CHELTENHAM VIC 3192	\$1,018,500	06-Jul-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: 08 July 2025



**2/59 ALBENCA STREET MENTONE
VIC 3194**

Sold Price

\$1,022,000

Sold Date

12-Apr-25



3



2



2

Distance

1.2km



**2/33 COLLINS STREET MENTONE
VIC 3194**

Sold Price

^{RS}

\$1,020,000

Sold Date

03-May-25



3



2



1

Distance

0.5km



**3/1 HAINES STREET CHELTENHAM
VIC 3192**

Sold Price

^{RS}

\$1,018,500

Sold Date

06-Jul-25



3



2



2

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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