

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

39/80 Balcombe Road, Mentone Vic 3194

Indicative selling price

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

Range between \$560,000

&

\$610,000

Median sale price

Median price \$707,500

Property Type Unit

Suburb Mentone

Period - From 01/04/2025

to

30/06/2025

Source REIV

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 six 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
1	5/3-5 Alvena St MENTONE 3194	\$608,000	28/08/2025
2	601/7 Balcombe Rd MENTONE 3194	\$580,000	27/08/2025
3	52/80 Balcombe Rd MENTONE 3194	\$610,000	04/08/2025

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:

09/09/2025 14:57



 2  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$560,000 - \$610,000
Median Unit Price
June quarter 2025: \$707,500

Comparable Properties



5/3-5 Alvena St MENTONE 3194 (REI)

Agent Comments

 2  2  1

Price: \$608,000
Method: Private Sale
Date: 28/08/2025
Property Type: Apartment



601/7 Balcombe Rd MENTONE 3194 (REI)

Agent Comments

 2  2  1

Price: \$580,000
Method: Private Sale
Date: 27/08/2025
Property Type: Apartment



52/80 Balcombe Rd MENTONE 3194 (REI)

Agent Comments

 2  2  2

Price: \$610,000
Method: Private Sale
Date: 04/08/2025
Property Type: Apartment

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