

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

4/123 Balcombe Road, Mentone VIC 3194

Indicative selling price

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

Range between

\$780,000

&

\$830,000

Median sale price

Median price

\$1,322,500

Property Type

Other

Suburb

Mentone

Period - From

15/06/2025

to

14/12/2025

Source

Cotality™

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
25/35 Como Parade East Mentone VIC 3194	\$780,000	13/08/2025
8/3 Stanley Avenue Cheltenham VIC 3192	\$820,000	04/08/2025

This Statement of Information was prepared on:

15/12/2025