

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

5/156 Balcombe Road, Mentone Vic 3194

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$745,000 Property Type Unit Suburb Mentone

Period - From 01/10/2024 to 31/12/2024 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	3/72 Nepean Hwy MENTONE 3194	\$915,000	26/11/2024
2	4/1 Phillip St MENTONE 3194	\$880,000	21/10/2024
3	2/166 Charman Rd MENTONE 3194	\$875,000	16/10/2024

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:

11/02/2025 16:06



Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median Unit Price
December quarter 2024: \$745,000

Comparable Properties



3/72 Nepean Hwy MENTONE 3194 (REI)

Agent Comments



Price: \$915,000
Method: Private Sale
Date: 26/11/2024
Property Type: Townhouse (Single)
Land Size: 170 sqm approx



4/1 Phillip St MENTONE 3194 (REI/VG)

Agent Comments



Price: \$880,000
Method: Sold Before Auction
Date: 21/10/2024
Property Type: Townhouse (Res)



2/166 Charman Rd MENTONE 3194 (REI/VG)

Agent Comments



Price: \$875,000
Method: Sold Before Auction
Date: 16/10/2024
Property Type: Townhouse (Res)