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	67/76-88 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	$580,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$715,000	Property type	Unit	Suburb	Mentone
Period-from	01 Jan 2025	to	31 Dec 2025	Source	Cotality

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
19/76-88 BALCOMBE ROAD MENTONE VIC 3194	$590,000	25-Nov-25
5/3-5 ALVENA STREET MENTONE VIC 3194	$608,000	28-Aug-25
33/76-88 BALCOMBE ROAD MENTONE VIC 3194	$625,000	05-Nov-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: 21 January 2026

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19/76-88 BALCOMBE ROAD MENTONE VIC 3194

2 2 1

Sold Price RS $590,000 Sold Date 25-Nov-25

Distance 0km



5/3-5 ALVENA STREET MENTONE VIC 3194

2 2 1

Sold Price $608,000 Sold Date 28-Aug-25

Distance 0.68km



33/76-88 BALCOMBE ROAD MENTONE VIC 3194

2 2 2

Sold Price RS $625,000 Sold Date 05-Nov-25

Distance 0km

RS = Recent sale **UN** = Undisclosed Sale

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