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	1/210 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	$720,000	&	$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$690,000	Property type	Unit	Suburb	Mentone
Period-from	01 May 2025	to	30 Apr 2026	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
4/19 BRINDISI STREET MENTONE VIC 3194	$749,000	08-Apr-26
4/32-34 FLINDERS STREET MENTONE VIC 3194	$780,000	21-Feb-26
6/59 MILAN STREET MENTONE VIC 3194	$764,000	09-May-26

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: 15 May 2026

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4/19 BRINDISI STREET MENTONE VIC 3194

2 1 1

Sold Price **$749,000** Sold Date **08-Apr-26**

Distance **0.48km**



4/32-34 FLINDERS STREET MENTONE VIC 3194

2 1 1

Sold Price **$780,000** Sold Date **21-Feb-26**

Distance **0.45km**



6/59 MILAN STREET MENTONE VIC 3194

2 1 1

Sold Price RS **$764,000** Sold Date **09-May-26**

Distance **0.31km**

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

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