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	60 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	$1,150,000	&	$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,370,000	Property type	House	Suburb	Mentone
Period-from	01 Jul 2025	to	30 Jun 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
146 WARRIGAL ROAD MENTONE VIC 3194	$1,210,000	22-Jun-26
206 WARRIGAL ROAD CHELTENHAM VIC 3192	$1,102,000	04-Jun-26
3 HALLINAN COURT CHELTENHAM VIC 3192	$1,200,000	04-Jul-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: 18 July 2026

Tanja Neven-Jones
P 95855667
M 0408664429
E tanjanevenjones@jelliscraig.com.au



146 WARRIGAL ROAD MENTONE VIC 3194

3 2 2

Sold Price RS $1,210,000 Sold Date 22-Jun-26

Distance 0.47km



206 WARRIGAL ROAD CHELTENHAM VIC 3192

4 2 2

Sold Price RS $1,102,000 Sold Date 04-Jun-26

Distance 0.96km



3 HALLINAN COURT CHELTENHAM VIC 3192

3 1 1

Sold Price RS $1,200,000 Sold Date 04-Jul-26

Distance 0.86km

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

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