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	314/7 Balcombe Road, Mentone VIC 3194

Indicative selling price

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

Range between $320,000 & $350,000

Median sale price

Median price $660,000 Property Type Unit Suburb Mentone

Period - From 11/02/2026 to 10/08/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
301/7 Balcombe Road Mentone VIC 3194	$330,000	31/05/2026
2/120 Charman Road Mentone VIC 3194	$350,000	26/06/2026
7/6 Anderson Court Mentone VIC 3194	$325,000	08/07/2026

This Statement of Information was prepared on: 11/08/2026