# 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<br>Including suburb and postcode | 54 Balcombe Road, Mentone VIC 3194 |

## Indicative selling price

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

Range between $1,350,000 & $1,450,000

## Median sale price

Median price $1,296,250 Property Type House Suburb Mentone

Period - From 21/08/2024 to 20/02/2025 Source core_logic

## Comparable property sales (*Delete A or B below as applicable)

**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.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 5 Flinders Street Mentone VIC 3194 | $1,450,000 | 09/10/2024 |
| | | |
| | | |

This Statement of Information was prepared on: 22/02/2025