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 | 224 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 | $1,250,000 | & | $1,320,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,295,000 | Property type | House | Suburb | Mentone |
| Period-from | 01 Jun 2024 | to | 31 May 2025 | Source | Corelogic |

## 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 |
|---|---|---|
| 5 VOLTRI STREET CHELTENHAM VIC 3192 | $1,310,000 | 12-Dec-24 |
| 37 VOLTRI STREET CHELTENHAM VIC 3192 | $1,251,500 | 16-Apr-25 |
| 11 BROWNFIELD STREET CHELTENHAM VIC 3192 | $1,258,000 | 26-Apr-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: 02 June 2025

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**5 VOLTRI STREET CHELTENHAM VIC 3192**

2 2 1

Sold Price **$1,310,000** Sold Date **12-Dec-24**

Distance **1.57km**



**37 VOLTRI STREET CHELTENHAM VIC 3192**

3 1 1

Sold Price RS **$1,251,500** Sold Date **16-Apr-25**

Distance **1.89km**



**11 BROWNFIELD STREET CHELTENHAM VIC 3192**

3 1 2

Sold Price RS **$1,258,000** UN Sold Date **26-Apr-25**

Distance **1.47km**

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

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