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	801/7 Balcombe Road, Mentone VIC 3194

Indicative selling price

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

Single price $545,000

Median sale price

Median price $693,000 Property Type Unit Suburb Mentone

Period - From 08/03/2025 to 07/09/2025 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
103/7 Balcombe Road Mentone VIC 3194	$525,000	05/08/2025
111/35 Childers Street Mentone VIC 3194	$555,000	08/04/2025
601/7 Balcombe Road Mentone VIC 3194	$580,000	27/08/2025

This Statement of Information was prepared on: 08/09/2025