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	56a Balcombe Road, Mentone VIC 3194

Indicative selling price

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

Range between $1,090,000 & $1,190,000

Median sale price

Median price $685,000 Property Type Unit Suburb Mentone

Period - From 13/04/2025 to 12/10/2025 Source Cotality™

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
3/6 Page Street Cheltenham VIC 3192	$1,300,000	01/10/2025
1/92 Lower Dandenong Road Parkdale VIC 3195	$1,180,000	02/10/2025

This Statement of Information was prepared on: 13/10/2025