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	202/7 Balcombe Road, Mentone VIC 3194

Indicative selling price

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

Single price $489,000

Median sale price

Median price $1,365,000 Property Type Other Suburb Mentone

Period - From 07/08/2025 to 06/02/2026 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
2/49 Balcombe Road Mentone VIC 3194	$495,000	17/11/2025
203/116 Balcombe Road Mentone VIC 3194	$510,000	01/10/2025
204/7 Balcombe Road Mentone VIC 3194	$515,000	20/09/2025

This Statement of Information was prepared on: 07/02/2026