

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

1/210 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Mentone

Period-from

01 May 2025

to

30 Apr 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 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

4/19 BRINDISI STREET MENTONE VIC 3194	\$749,000	08-Apr-26
11/53-55 BLACKWOOD AVENUE MENTONE VIC 3194	\$750,000	23-Dec-25
4/32-34 FLINDERS STREET MENTONE VIC 3194	\$780,000	21-Feb-26

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: 04 May 2026


**4/19 BRINDISI STREET MENTONE
VIC 3194**
 2  1  1

Sold Price

^{RS}
\$749,000

Sold Date

08-Apr-26

Distance

0.48km

**11/53-55 BLACKWOOD AVENUE
MENTONE VIC 3194**
 2  2  1

Sold Price

\$750,000

Sold Date

23-Dec-25

Distance

1.97km

**4/32-34 FLINDERS STREET
MENTONE VIC 3194**
 2  1  1

Sold Price

\$780,000

Sold Date

21-Feb-26

Distance

0.45km
RS = Recent sale

UN = Undisclosed Sale

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