

# 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

31/80 Balcombe Road, Mentone Vic 3194

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000

&

\$650,000

### Median sale price

Median price \$677,000

Property Type Unit

Suburb Mentone

Period - From 01/01/2026

to

31/03/2026

Source REIV

### 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 agent's representative considers to be most comparable to the property for sale.

|   | Address of comparable property   | Price     | Date of sale |
|---|----------------------------------|-----------|--------------|
| 1 | 38/80 Balcombe Rd MENTONE 3194   | \$641,000 | 30/04/2026   |
| 2 | 13/80 Balcombe Rd MENTONE 3194   | \$635,000 | 26/03/2026   |
| 3 | 101/131 Parkers Rd PARKDALE 3195 | \$650,000 | 13/03/2026   |

**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 six months.~~

This Statement of Information was prepared on:

18/06/2026 13:41



2 2 2

**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$650,000  
**Median Unit Price**  
March quarter 2026: \$677,000

## Comparable Properties



**38/80 Balcombe Rd MENTONE 3194 (REI/VG)**

**Agent Comments**

2 2 2

**Price:** \$641,000  
**Method:** Private Sale  
**Date:** 30/04/2026  
**Property Type:** Apartment  
**Land Size:** 4807 sqm approx



**13/80 Balcombe Rd MENTONE 3194 (REI/VG)**

**Agent Comments**

2 2 2

**Price:** \$635,000  
**Method:** Private Sale  
**Date:** 26/03/2026  
**Property Type:** Apartment  
**Land Size:** 4795 sqm approx



**101/131 Parkers Rd PARKDALE 3195 (REI)**

**Agent Comments**

2 2 1

**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 13/03/2026  
**Property Type:** Apartment

**Account - Hodges** | P: 03 95846500 | F: 03 95848216