

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

33 Balcombe Road, Mentone VIC 3194

Indicative selling price

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

Single price

\$1,250,000

Median sale price

Median price

\$1,295,000

Property Type

House

Suburb

Mentone

Period - From

27/11/2024

to

26/05/2025

Source

core_logic

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
158 Warrigal Road Mentone VIC 3194	\$1,200,000	10/12/2024
54 Balcombe Road, Mentone, VIC 3194	\$1,325,000	17/04/2025
9 Acacia Avenue, Mentone, VIC 3194	\$1,250,000	30/11/2024

This Statement of Information was prepared on:

27/05/2025