

## 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

5/117-119 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,420,000

Property type

Units

Suburb

Mentone

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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

212/35 CHILDERS STREET MENTONE VIC 3194	575000	18-Nov-23
3/7 PHILLIP STREET MENTONE VIC 3194	570000	26-Oct-23
3/76-88 BALCOMBE ROAD MENTONE VIC 3194	530000	30-Jan-24

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: 16 April 2024



**212/35 CHILDERS STREET  
 MENTONE VIC 3194**

2 2 2

Sold Price

<sup>RS</sup> **575000**

Sold Date **18-Nov-23**

Distance **0.82km**



**3/7 PHILLIP STREET MENTONE VIC  
 3194**

2 2 1

Sold Price

**570000**

Sold Date **26-Oct-23**

Distance **0.61km**



**3/76-88 BALCOMBE ROAD  
 MENTONE VIC 3194**

2 2 2

Sold Price

**530000**

Sold Date **30-Jan-24**

Distance **0.33km**



**1/3-5 SPENCER STREET MENTONE  
 VIC 3194**

2 1 1

Sold Price

<sup>RS</sup> **535017** <sup>UN</sup>

Sold Date **16-Mar-24**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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