

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

60 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,357,500

Property type

House

Suburb

Mentone

Period-from

01 Jun 2025

to

31 May 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

146 WARRIGAL ROAD MENTONE VIC 3194	\$1,210,000	22-Jun-26
206 WARRIGAL ROAD CHELTENHAM VIC 3192	\$1,102,000	04-Jun-26
87 LOWER DANDENONG ROAD MENTONE VIC 3194	\$1,250,000	10-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: 30 June 2026


**146 WARRIGAL ROAD MENTONE
VIC 3194**

Sold Price

^{RS}
\$1,210,000

Sold Date

22-Jun-26
 3

 2

 2

Distance

0.47km

**206 WARRIGAL ROAD
CHELTENHAM VIC 3192**

Sold Price

^{RS}
\$1,102,000

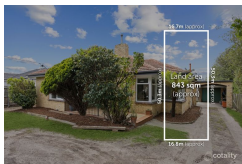
Sold Date

04-Jun-26
 4

 2

 2

Distance

0.97km

**87 LOWER DANDENONG ROAD
MENTONE VIC 3194**

Sold Price

\$1,250,000

Sold Date

10-Feb-26
 4

 2

 2

Distance

1.34km
RS = Recent sale

UN = Undisclosed Sale

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