

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

2/152 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

\$770,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Mentone

Period-from

01 Apr 2025

to

31 Mar 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

8/76 COLLINS STREET MENTONE VIC 3194	\$820,000	02-Apr-26
1/27 PLUMMER ROAD MENTONE VIC 3194	\$772,000	13-Nov-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: 10 April 2026



**8/76 COLLINS STREET MENTONE
VIC 3194**

2 2 1

Sold Price

^{RS} **\$820,000**

Sold Date **02-Apr-26**

Distance **0.09km**



**1/27 PLUMMER ROAD MENTONE
VIC 3194**

2 1 1

Sold Price

\$772,000

Sold Date **13-Nov-25**

Distance **0.63km**



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

2 1 1

Sold Price

\$780,000

Sold Date **21-Feb-26**

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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