

# 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

1/131 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 \$1,100,000 & \$1,210,000

### Median sale price

Median price \$1,185,000 Property Type Townhouse Suburb Mentone

Period - From 02/03/2025 to 01/03/2026 Source Property Data

### 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	3/4 Williams St MENTONE 3194	\$1,180,000	05/01/2026
2			
3			

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: 02/03/2026 13:32



3   3   2

**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,210,000  
**Median Townhouse Price**  
02/03/2025 - 01/03/2026: \$1,185,000

## Comparable Properties



**3/4 Williams St MENTONE 3194 (REI/VG)**

**Agent Comments**

4   3   2

**Price:** \$1,180,000  
**Method:** Private Sale  
**Date:** 05/01/2026  
**Property Type:** Townhouse (Single)  
**Land Size:** 743 sqm approx

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.

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