

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

405/7 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

\$440,000

&

\$484,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Mentone

Period-from

01 Feb 2025

to

31 Jan 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

204/7 BALCOMBE ROAD MENTONE VIC 3194	\$515,000	20-Sep-25
404/7 BALCOMBE ROAD MENTONE VIC 3194	\$455,000	07-Jan-26
8/144 COLLINS STREET MENTONE VIC 3194	\$440,000	16-Sep-25

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.

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Michelle Hart
 P 0430513912
 M 0430513912
 E michelle.hart@obrienrealestate.com.au



**204/7 BALCOMBE ROAD
 MENTONE VIC 3194**

 2  2  1

Sold Price **\$515,000** Sold Date **20-Sep-25**

Distance **0km**



**404/7 BALCOMBE ROAD
 MENTONE VIC 3194**

 2  2  1

Sold Price **\$455,000** Sold Date **07-Jan-26**

Distance **0km**



**8/144 COLLINS STREET MENTONE
 VIC 3194**

 2  2  1

Sold Price **\$440,000** Sold Date **16-Sep-25**

Distance **0.2km**

RS = Recent sale UN = Undisclosed Sale

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