

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

205/7 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

\$460,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,332,500

Property type

House

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

305/144 COLLINS STREET MENTONE VIC 3194	\$442,000	22-Nov-25
10/3-5 ALVENA STREET MENTONE VIC 3194	\$455,000	24-Oct-25
203/116 BALCOMBE ROAD MENTONE VIC 3194	\$510,000	01-Oct-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.

This Statement of Information was prepared on: 04 February 2026



**305/144 COLLINS STREET
MENTONE VIC 3194**

 2  2  1

Sold Price ^{RS} **\$442,000** ^{UN} Sold Date **22-Nov-25**

Distance **0.2km**



**10/3-5 ALVENA STREET MENTONE
VIC 3194**

 2  1  1

Sold Price **\$455,000** Sold Date **24-Oct-25**

Distance **1.11km**



**203/116 BALCOMBE ROAD
MENTONE VIC 3194**

 2  1  1

Sold Price **\$510,000** Sold Date **01-Oct-25**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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