

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

\$455,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Mentone

Period-from

01 Mar 2025

to

28 Feb 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

404/7 BALCOMBE ROAD MENTONE VIC 3194	\$455,000	07-Jan-26
703/7 BALCOMBE ROAD MENTONE VIC 3194	-	19-Feb-26
506/7 BALCOMBE ROAD MENTONE VIC 3194	\$479,000	28-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: 25 March 2026

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

 2  2  1

Sold Price

\$455,000

Sold Date **07-Jan-26**

Distance

0km



**703/7 BALCOMBE ROAD
MENTONE VIC 3194**

 2  2  1

Sold Price

^{RS} - ^{UN}

Sold Date **19-Feb-26**

Distance

0km



**506/7 BALCOMBE ROAD
MENTONE VIC 3194**

 2  1  1

Sold Price

^{RS} **\$479,000**

Sold Date **28-Feb-26**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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