

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

703/7 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

\$485,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Mentone

Period-from

01 Jan 2025

to

31 Dec 2025

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

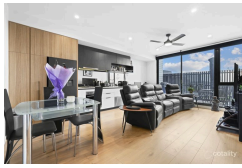
Date of sale

203/116 BALCOMBE ROAD MENTONE VIC 3194	\$510,000	01-Oct-25
204/7 BALCOMBE ROAD MENTONE VIC 3194	\$515,000	20-Sep-25
103/7 BALCOMBE ROAD MENTONE VIC 3194	\$525,000	05-Aug-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: 30 January 2026



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

 2  1  1

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

Distance **0.59km**



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

 2  2  1

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

Distance **0km**



**103/7 BALCOMBE ROAD MENTONE
VIC 3194**

 2  2  1

Sold Price **\$525,000** Sold Date **05-Aug-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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