

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

104/7 Balcombe Road, Mentone Vic 3194

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$565,000

Median sale price

Median price

\$760,000

Property Type

Unit

Suburb

Mentone

Period - From

01/04/2026

to

30/06/2026

Source

REIV

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	206/35 Childers St MENTONE 3194	\$534,000	07/08/2026
2	112/35 Childers St MENTONE 3194	\$560,000	17/07/2026
3	202/33-35 Childers St MENTONE 3194	\$528,950	20/06/2026

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:

03/09/2026 09:53



 2  2  1

Property Type: Apartment

Land Size: 0 sqm approx

Agent Comments

Indicative Selling Price

\$565,000

Median Unit Price

June quarter 2026: \$760,000

Comparable Properties



206/35 Childers St MENTONE 3194 (REI)

Agent Comments

 2  2  1

Price: \$534,000

Method: Private Sale

Date: 07/08/2026

Property Type: Unit



112/35 Childers St MENTONE 3194 (REI/VG)

Agent Comments

 2  2  1

Price: \$560,000

Method: Private Sale

Date: 17/07/2026

Property Type: Apartment



202/33-35 Childers St MENTONE 3194 (REI)

Agent Comments

 2  2  1

Price: \$528,950

Method: Private Sale

Date: 20/06/2026

Property Type: Apartment

Account - Barry Plant | P: 03 9586 0500