

# 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

1/276 Balcombe Road, Beaumaris Vic 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,490,000

&

\$1,590,000

### Median sale price

Median price \$1,595,000

Property Type Townhouse

Suburb Beaumaris

Period - From 09/09/2024

to

08/09/2025

Source

Property Data

### 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	143 Balcombe Rd MENTONE 3194	\$1,500,000	31/05/2025
2	41 Collins St MENTONE 3194	\$1,580,000	21/05/2025
3			

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:

09/09/2025 14:47



3 1 2

**Property Type:** House  
**Land Size:** 372 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,490,000 - \$1,590,000  
**Median Townhouse Price**  
09/09/2024 - 08/09/2025: \$1,595,000

## Comparable Properties



**143 Balcombe Rd MENTONE 3194 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$1,500,000  
**Method:** Auction Sale  
**Date:** 31/05/2025  
**Property Type:** House (Res)  
**Land Size:** 580 sqm approx



**41 Collins St MENTONE 3194 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$1,580,000  
**Method:** Sold Before Auction  
**Date:** 21/05/2025  
**Property Type:** House  
**Land Size:** 528 sqm approx

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.

**Account - Buxton** | P: 03 9583 9811 | F: 03 9584 6680