Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb and postcode	/276 Balcombe Road, Beaumaris Vic 3193
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Indicative selling price

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

Range between \$1,490,000	&	\$1,590,000
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Median sale price

Median price	\$1,595,000	Pro	perty Type T	ownhouse]	Suburb	Beaumaris
Period - From	09/09/2024	to	08/09/2025	So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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



Date of sale







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)

-

3

1

2

Agent Comments

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)

3

x) 1

Agent Comments

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





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