

# 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

26 Balmoral Avenue, Sandringham Vic 3191

### Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

### Median sale price

Median price

\$1,390,000

Property Type

Townhouse

Suburb

Sandringham

Period - From

28/01/2024

to

27/01/2025

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	2/192 Bluff Rd SANDRINGHAM 3191	\$1,320,000	12/12/2024
2	2/10 Reno Rd SANDRINGHAM 3191	\$1,300,000	27/11/2024
3	41 Hobson St SANDRINGHAM 3191	\$1,320,000	14/08/2024

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:

28/01/2025 16:20

Jenny Dwyer  
03 9521 9800  
0418 528 988  
jenny.dwyer@belleproperty.com

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median Townhouse Price**  
28/01/2024 - 27/01/2025: \$1,390,000



3 2 2

**Property Type:** Townhouse  
**Agent Comments**

## Comparable Properties



**2/192 Bluff Rd SANDRINGHAM 3191 (REI)**

**Agent Comments**

2 2 1

**Price:** \$1,320,000  
**Method:** Auction Sale  
**Date:** 12/12/2024  
**Property Type:** House (Res)  
**Land Size:** 568 sqm approx



**2/10 Reno Rd SANDRINGHAM 3191 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 27/11/2024  
**Property Type:** Townhouse (Res)



**41 Hobson St SANDRINGHAM 3191 (REI/VG)**

**Agent Comments**

2 2 2

**Price:** \$1,320,000  
**Method:** Private Sale  
**Date:** 14/08/2024  
**Property Type:** House (Res)  
**Land Size:** 248 sqm approx

**Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840**