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	6 Marmaduke Street, Balnarring Beach Vic 3926

Indicative selling price

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

Range between $1,850,000 & $2,000,000

Median sale price

Median price $1,945,000 Property Type House Suburb Balnarring Beach

Period - From 03/03/2025 to 02/03/2026 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	16 Fauconshawe St BALNARRING BEACH 3926	$2,100,000	21/01/2026
2	30 Fauconshawe St BALNARRING BEACH 3926	$2,050,000	17/10/2025
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: 03/03/2026 11:14

6 Marmaduke Street, Balnarring Beach Vic 3926



4 2 2

Property Type: House
Land Size: 780 sqm approx

Agent Comments

Indicative Selling Price
$1,850,000 - $2,000,000
Median House Price
03/03/2025 - 02/03/2026: $1,945,000

Comparable Properties



16 Fauconshawe St BALNARRING BEACH 3926 (REI)

3 2 2

Price: $2,100,000
Method: Private Sale
Date: 21/01/2026
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments



30 Fauconshawe St BALNARRING BEACH 3926 (REI/VG)

4 2 2

Price: $2,050,000
Method: Private Sale
Date: 17/10/2025
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments

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 - Marshall White | P: 03 9822 9999

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