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## Property Details



**100 Martin Street, BELGRAVE**

**PRICE, POSITION & POTENTIAL**

2  1  2 

**\$460,000-**

**\$485,000**

\*\*\* UNDER OFFER \*\*\*

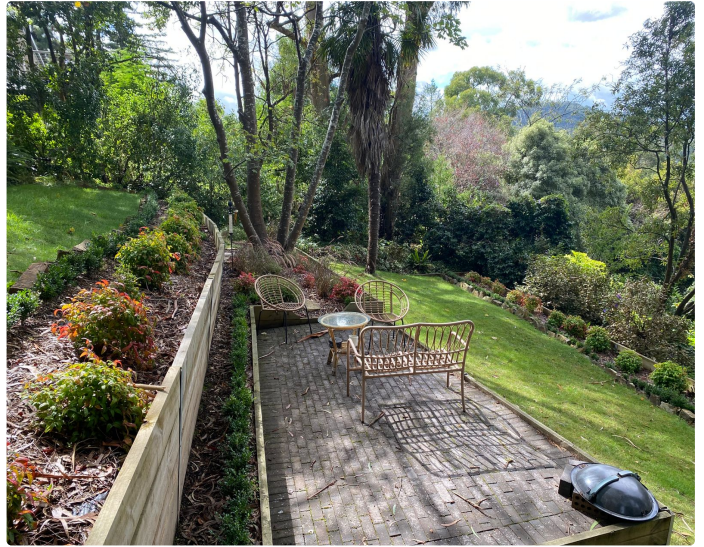
All the P💎s for buyers looking for a project in a prime location with a very affordable price range. This character 2-bedroom home on an 872 sqm block with stunning views has lovely character features throughout, a tranquil aspect, beautiful tiered gardens, and walking distance to Belgrave Central, schools and public transport. The home currently has a building order placed on it which would need to be rectified by the new owner, which includes structural works to the subfloor area, which will require a building permit for the completion. If you are interested, please let me know, and I will forward the relevant information.

Contact Jan Brewster for information - 0409 558 805

<https://www.consumer.vic.gov.au/duediligencechecklist>

Please note: All property details listed were current at the time of publishing.

[Statement of Information](#)









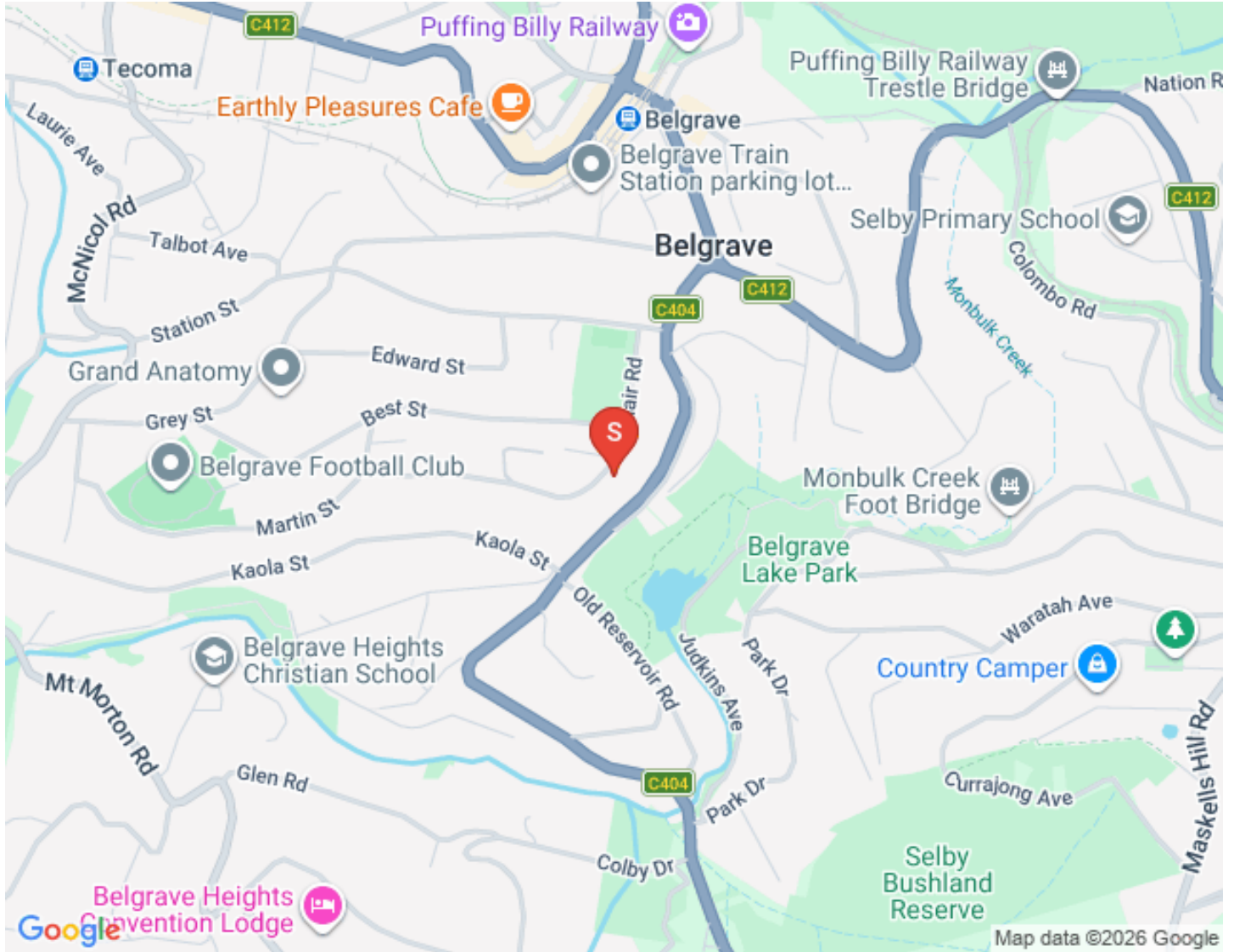


## Pricing Information

**The property at 100 Martin Street, BELGRAVE is currently for sale at \$460,000-\$485,000.**

Click here to view the [Statement of Information](#)

## Location



## Key Documents

[Download the Due Diligence Checklist](#)

[Download the Section 32](#)

## Your Local Agents



### **JAN BREWSTER**

SENIOR SALES CONSULTANT

0409 558 805

[janb@rangesfn.com.au](mailto:janb@rangesfn.com.au)

Jan Brewster's career in real estate spans more than 23 years in the local area, and her depth of knowledge truly sets her apart. Her understanding of the market, particularly within the Dandenong Ranges, is second to none.

Jan believes in the importance of the three P's in real estate – Price, Presentation and Promotion. When these three elements are aligned correctly, a property is far more likely to sell in the shortest possible time and for the best possible price.

Pricing: When you position the price range correctly, it will create – strong buyer interest + competition between buyers = stand out sale.

Equally important is presentation. As a selling and marketing specialist, Jan provides valuable guidance on how to present a property in a way that maximises its appeal and has a significant impact on the result. Combined with strategic promotion, this approach ensures each property is given the best opportunity to succeed in the marketplace.

Jan's strong negotiation abilities have consistently delivered record sales across the Dandenong Ranges, achieving outstanding results for her clients. Her professionalism and commitment to achieving the best possible outcome have earned her a reputation as one of the area's leading female agents year after year.

Her success has also been formally recognised with the prestigious Gold Award in Sales for Victoria, along with the "Home Sellers Choice Award – as Agent of Choice" from Open Agent, acknowledging her outstanding customer service and dedication to her clients.

Jan prides herself on helping her clients achieve success when selling, while also offering knowledgeable advice and support to those looking to buy. With her experience, integrity and proven results, she continues to be a trusted and highly respected real estate professional in the community.

## Neighbouring Suburbs

## Belgrave

### A Character Of Its Own

# Belgrave South

Just a Little South - Click here to find out more about the

- [Belgrave South Suburb Profile](#)



# Cockatoo

A Better Place to Live - Click here to find out more about the

- [Cockatoo Suburb Profile](#)



# Emerald

Get the life you're Looking for - Click here to find out more  
about the - [Emerald Suburb Profile](#)



# Ferny Creek

Surrounded by Nature - Click here to find out more about the

- [Ferny Creek Suburb Profile](#)



# Gembrook

A Destination that Matters - Click here to find out more about the - [Gembrook Suburb Profile](#)



# Kallista

Tourisim Village - Click here to find out more about the - [Kallista](#)

[Suburb Profile](#)



# Macclesfield

Horse Lovers Paradise - Click here to find out more about the

- [Macclesfield Suburb Profile](#)



# Menzies Creek

Leafy Green - Click here to find out more about the - [Menzies Creek](#)

[Suburb Profile](#)



# Monbulk

Hiding Place In The Hills - Click here to find out more about  
the - [Monbulk Suburb Profile](#)



# Olinda

Charming Village - Click here to find out more about the [Olinda](#)

[Suburb Profile](#)



# Sassafras

Devonshire Teas And More - Click here to find out more about  
the - [Sassafras Suburb Profile](#)



# Selby

A Place To Belong - Click here to find out more about the [Selby](#)

[Suburb Profile](#)



# Tecoma

Don't Miss It! - Click here to find out more about the [Tecoma](#)

[Suburb Profile](#)



# The Patch

Small but Scenic - Click here to find out more about the - [The](#)

[Patch Suburb Profile](#)



# Upwey

Engage Upwey's Favourite - Click here to find out more about  
the - [Upwey Suburb Profile](#)



## Ranges First National - About Us

**Thank you for viewing the E-Book for 100 Martin Street BELGRAVE, if you would like further information or would like to view this property, please call Jan Brewster on 0409 558 805.**



Welcome to First National Real Estate Ranges

We're dedicated to delivering an exceptional experience from our Belgrave & Cockatoo office's, so every member of our team strives to make a difference. That begins with our promise – ***We put you first.***

When you need real estate services, it's hard to beat a brand that has been independently endorsed as having Australia's most satisfied customers but that's us, so relax.

To find out which real estate agents rate most highly across Australia, Canstar Blue surveyed adults who had employed an agent over the last three years, whether it related to the buying or selling of a property, lease management, or renting. It found First National Real Estate has been impressing more than any other firm, taking out five-star reviews from consumers in almost every single category, including communication and advice, problem resolution and value for money. In fact, no other real estate agent achieved top marks in any area.

So, whether you're looking to rent, buy or sell a property in Avonsleigh, Belgrave, Belgrave Heights, Belgrave South, Clematis, Cockatoo, Emerald, Ferny Creek, Gembrook, Kallista, Macclesfield, Menzies Creek, Monbulk, Olinda, Tecoma, The Patch, Selby, Sassafras, Sherbooke and Upwey our team will help

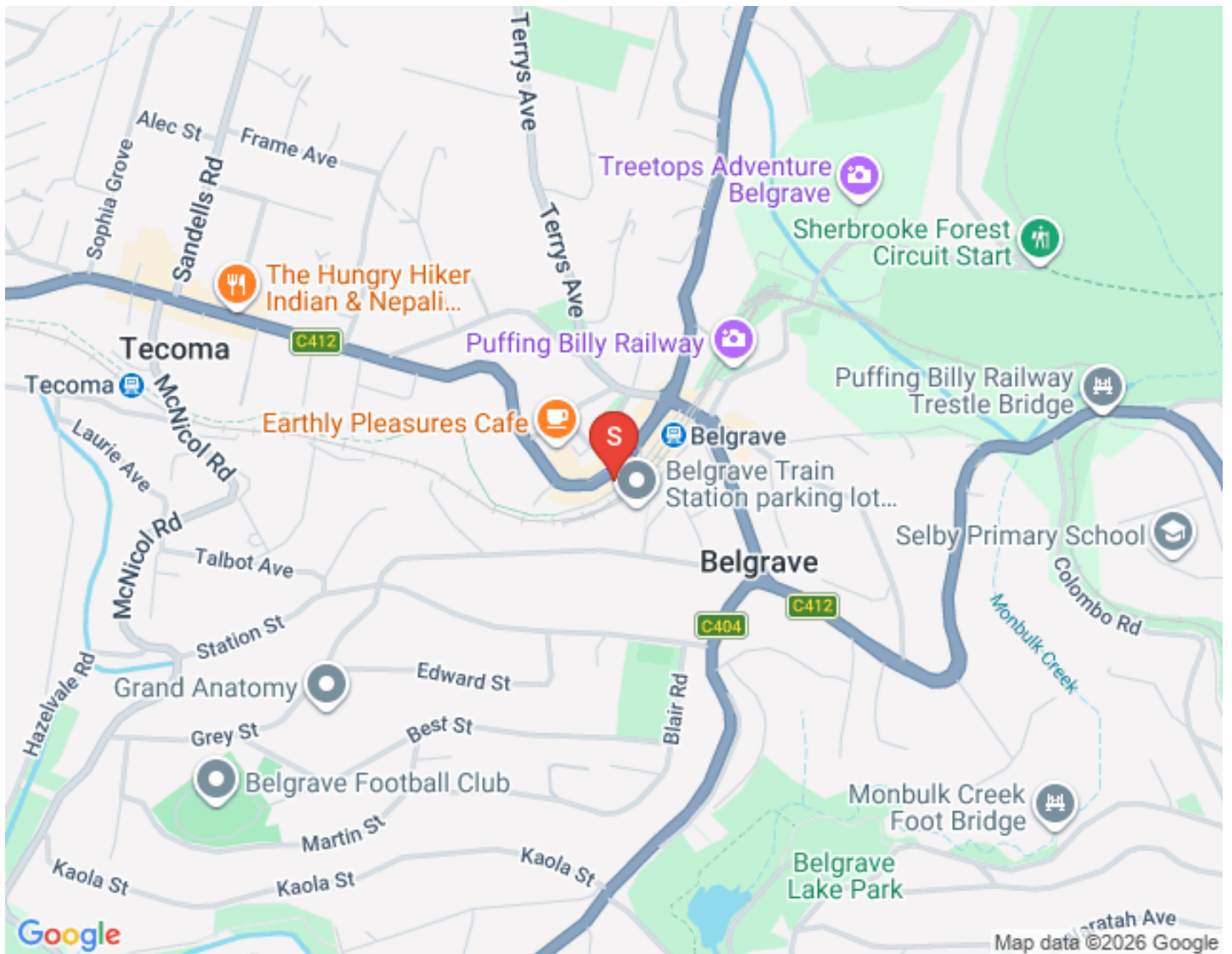
you find the perfect place.

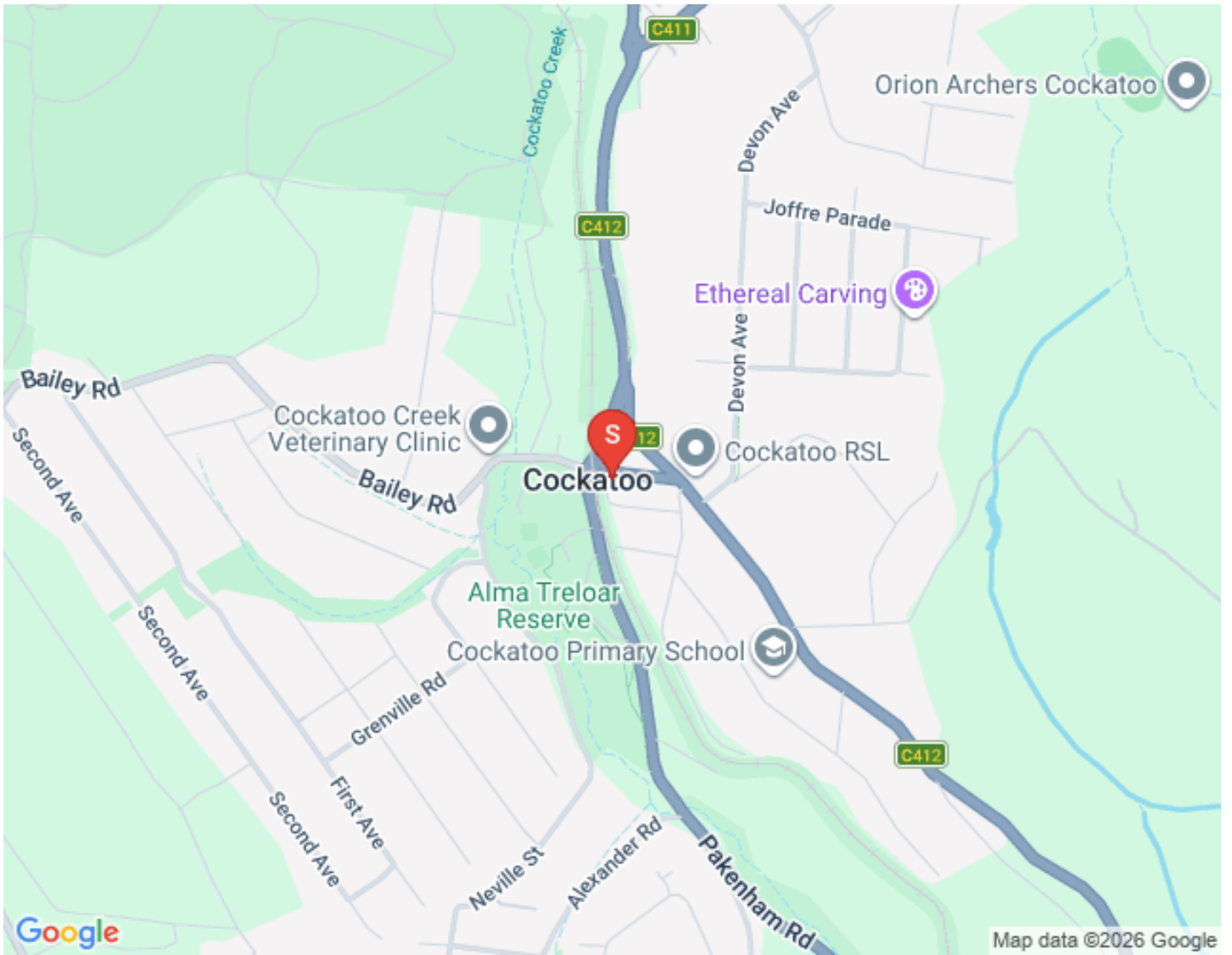
Visit the First National Real Estate Ranges Team at one of the two office locations or call us, 03 9754 6111 or email [sales@rangesfn.com.au](mailto:sales@rangesfn.com.au).

***We put you first.***

Regards,

***The Team at First National Ranges - Belgrave & Cockatoo***





## Helpful Links



## Links

[Home Buyer Guide](#)

[Recent Sales](#)

[New Properties](#)

[Multiple offer form](#)

[Local Property Guide](#)