

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

1/43 Cromer Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$890,000

Property Type Unit

Suburb Beaumaris

Period - From 15/04/2024

to

14/04/2025

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	4/434 Balcombe Rd BEAUMARIS 3193	\$1,175,000	25/03/2025
2	1/4 Kerr St BEAUMARIS 3193	\$1,300,000	27/02/2025
3	77a Reserve Rd BEAUMARIS 3193	\$1,335,000	25/01/2025

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:

15/04/2025 09:54



3 2 2

Property Type: Townhouse (Res)
Land Size: 308 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median Unit Price
15/04/2024 - 14/04/2025: \$890,000

Comparable Properties



4/434 Balcombe Rd BEAUMARIS 3193 (REI)

Agent Comments

3 2 2

Price: \$1,175,000
Method: Private Sale
Date: 25/03/2025
Property Type: Unit

1/4 Kerr St BEAUMARIS 3193 (VG)

Agent Comments

3 - -

Price: \$1,300,000
Method: Sale
Date: 27/02/2025
Property Type: Flat/Unit/Apartment (Res)

77a Reserve Rd BEAUMARIS 3193 (VG)

Agent Comments

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Price: \$1,335,000
Method: Sale
Date: 25/01/2025
Property Type: Flat/Unit/Apartment (Res)