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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,300,000		&		\$1,400,000			
Median sale p	rice							
Median price	\$890,000	Pro	operty Type	Unit			Suburb	Beaumaris
Period - From	15/04/2024	to	14/04/2025		So	urce	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.

Add	dress 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.

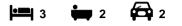
This Statement of Information was prepared on:

15/04/2025 09:54









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



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

3

1/4 Kerr St BEAUMARIS 3193 (VG)



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

4/434 Balcombe Rd BEAUMARIS 3193 (REI)

2

2 2

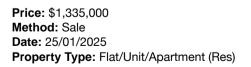
Agent Comments

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Account - Hodges



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