

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

3 Anita Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,100,000 & \$2,295,000

Median sale price

Median price \$2,020,000 Property Type House Suburb Beaumaris

Period - From 31/01/2024 to 30/01/2025 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	21 Rosemary Rd BEAUMARIS 3193	\$2,150,000	07/12/2024
2	88 Haydens Rd BEAUMARIS 3193	\$2,109,000	23/11/2024
3	88 Dalgetty Rd BEAUMARIS 3193	\$2,250,000	23/08/2024

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:

31/01/2025 16:58



Property Type: House
Land Size: 780 sqm approx
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,295,000
Median House Price
31/01/2024 - 30/01/2025: \$2,020,000

Comparable Properties



21 Rosemary Rd BEAUMARIS 3193 (REI)

Agent Comments



Price: \$2,150,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House
Land Size: 613 sqm approx



88 Haydens Rd BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$2,109,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 700 sqm approx



88 Dalgetty Rd BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$2,250,000
Method: Private Sale
Date: 23/08/2024
Property Type: House
Land Size: 646 sqm approx