

# 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

24 Wallace Crescent, Beaumaris VIC 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,890,000

### Median sale price

Median price

\$2,000,000

Property Type

House

Suburb

Beaumaris

Period - From

23/08/2024

to

22/02/2025

Source

core\_logic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
10 Haywood Street Beaumaris VIC 3193	\$1,887,000	05/10/2024
12 Raymond Street Beaumaris VIC 3193	\$1,981,000	07/09/2024
45 Bonanza Road Beaumaris VIC 3193	\$1,822,000	23/11/2024

This Statement of Information was prepared on:

23/02/2025