

# 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

82 Haldane Street, Beaumaris Vic 3193

### Indicative selling price

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

Range between \$1,690,000 & \$1,790,000

### Median sale price

Median price \$1,870,000 Property Type House Suburb Beaumaris

Period - From 01/04/2024 to 30/06/2024 Source REIV

### 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	25 Rosemary Rd BEAUMARIS 3193	\$1,760,000	22/08/2024
2	86 Haydens Rd BEAUMARIS 3193	\$1,730,000	01/06/2024
3	15 Biarritz Av BEAUMARIS 3193	\$1,690,000	28/05/2024

**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:

01/10/2024 16:38



**Property Type:** House (Res)

**Land Size:** 627 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$1,690,000 - \$1,790,000

**Median House Price**

June quarter 2024: \$1,870,000

## Comparable Properties



**25 Rosemary Rd BEAUMARIS 3193 (REI)**

[Agent Comments](#)



**Price:** \$1,760,000

**Method:** Sold Before Auction

**Date:** 22/08/2024

**Property Type:** House (Res)

**Land Size:** 613 sqm approx



**86 Haydens Rd BEAUMARIS 3193 (REI/VG)**

[Agent Comments](#)



**Price:** \$1,730,000

**Method:** Private Sale

**Date:** 01/06/2024

**Property Type:** House (Res)

**Land Size:** 698 sqm approx



**15 Biarritz Av BEAUMARIS 3193 (VG)**

[Agent Comments](#)



**Price:** \$1,690,000

**Method:** Sale

**Date:** 28/05/2024

**Property Type:** Development Site (Res)

**Land Size:** 769 sqm approx

**Account - Hodges** | P: 03 95846500 | F: 03 95848216