

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 445b Balcombe Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,480,000 & \$1,625,000

Median sale price

Median price \$1,755,000 Property Type Townhouse Suburb Beaumaris

Period - From 22/01/2024 to 21/01/2025 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	2/46 Second St BLACK ROCK 3193	\$1,625,000	19/12/2024
2	9a Scarborough Gr BEAUMARIS 3193	\$1,500,000	03/09/2024
3			

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: 22/01/2025 15:18



Property Type:
Agent Comments

Indicative Selling Price
\$1,480,000 - \$1,625,000
Median Townhouse Price
22/01/2024 - 21/01/2025: \$1,755,000

Comparable Properties



2/46 Second St BLACK ROCK 3193 (REI)

[Agent Comments](#)



Price: \$1,625,000
Method: Private Sale
Date: 19/12/2024
Property Type: Townhouse (Single)
Land Size: 519 sqm approx



9a Scarborough Gr BEAUMARIS 3193 (REI/VG)

[Agent Comments](#)



Price: \$1,500,000
Method: Private Sale
Date: 03/09/2024
Property Type: House
Land Size: 225 sqm approx

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.