

# 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 522a Balcombe Road, 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 \$1,475,000 & \$1,575,000

### Median sale price

Median price \$1,665,000 Property Type Townhouse Suburb Beaumaris

Period - From 16/02/2025 to 15/02/2026 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	2/17-19 Tulip St BLACK ROCK 3193	\$1,500,000	22/08/2025
2	2/2 Bayview Rd BEAUMARIS 3193	\$1,495,000	21/08/2025
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: 16/02/2026 13:30



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**Property Type:** Townhouse (Single)  
**Land Size:** 321 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,475,000 - \$1,575,000  
**Median Townhouse Price**  
 16/02/2025 - 15/02/2026: \$1,665,000

## Comparable Properties



2/17-19 Tulip St BLACK ROCK 3193 (REI)

Agent Comments

3   2   2

**Price:** \$1,500,000  
**Method:** Sold Before Auction  
**Date:** 22/08/2025  
**Property Type:** Townhouse (Res)



2/2 Bayview Rd BEAUMARIS 3193 (VG)

Agent Comments

3   -   -

**Price:** \$1,495,000  
**Method:** Sale  
**Date:** 21/08/2025  
**Property Type:** Flat/Unit/Apartment (Res)

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.