

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 32/472 Beach Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,008,500 Property Type Unit Suburb Beaumaris

Period - From 10/02/2024 to 09/02/2025 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	6 Howell Av BEAUMARIS 3193	\$1,025,000	21/01/2025
2	1/4 Wilkins Av BEAUMARIS 3193	\$1,100,000	25/11/2024
3	2/252 Balcombe Rd MENTONE 3194	\$940,000	01/10/2024

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: 10/02/2025 08:51



 2
  2
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

10/02/2024 - 09/02/2025: \$1,008,500

Comparable Properties



6 Howell Av BEAUMARIS 3193 (REI)

Agent Comments

 2
  1
  1

Price: \$1,025,000

Method: Private Sale

Date: 21/01/2025

Property Type: House



1/4 Wilkins Av BEAUMARIS 3193 (REI/VG)

Agent Comments

 3
  1
  1

Price: \$1,100,000

Method: Sold Before Auction

Date: 25/11/2024

Property Type: Unit



2/252 Balcombe Rd MENTONE 3194 (VG)

Agent Comments

 2
  -
  -

Price: \$940,000

Method: Sale

Date: 01/10/2024

Property Type: Flat/Unit/Apartment (Res)

Account - Marshall White | P: 03 9822 9999



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