

# 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

151 Dalgetty 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 \$2,590,000 & \$2,790,000

### Median sale price

Median price \$2,000,000 Property Type House Suburb Beaumaris

Period - From 01/07/2023 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	47 Scott St BEAUMARIS 3193	\$2,600,000	04/06/2024
2	38 Tramway Pde BEAUMARIS 3193	\$2,825,000	14/07/2024
3	55 Second St BLACK ROCK 3193	\$2,640,000	15/06/2024

**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:

31/07/2024 17:56

Mandy Engelhardt  
03 9521 9800  
0439 483 024



mandy.engelhardt@belleproperty.com

**Indicative Selling Price**  
\$2,590,000 - \$2,790,000

**Median House Price**

Year ending June 2024: \$2,000,000



   2 Lock up garage  
4                      2

**Rooms:** 8

**Property Type:** House

**Land Size:** 695 m2 sqm approx

**Agent Comments**

Tiled and heated pool Beautifully renovated brick home

## Comparable Properties

47 Scott St BEAUMARIS 3193 (REI)

Agent Comments

 5  2  2

**Price:** \$2,600,000

**Method:**

**Date:** 04/06/2024

**Property Type:** House



38 Tramway Pde BEAUMARIS 3193 (REI)

Agent Comments

 4  3  -

**Price:** \$2,825,000

**Method:** Private Sale

**Date:** 14/07/2024

**Property Type:** House (Res)



55 Second St BLACK ROCK 3193 (REI)

Agent Comments

 4  2  2

**Price:** \$2,640,000

**Method:** Private Sale

**Date:** 15/06/2024

**Property Type:** House (Res)

**Land Size:** 590 sqm approx

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840