

# 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

8 Valmont Avenue, 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 \$1,780,000 & \$1,850,000

### Median sale price

Median price \$1,965,500 Property Type House Suburb Beaumaris

Period - From 01/10/2023 to 30/09/2024 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	18 White St BEAUMARIS 3193	\$1,850,000	19/10/2024
2	4 John St BEAUMARIS 3193	\$1,700,000	11/10/2024
3	25 Rosemary Rd BEAUMARIS 3193	\$1,760,000	22/08/2024

**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:

14/11/2024 13:05



4   2   2

**Property Type:** House  
**Land Size:** 724 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,780,000 - \$1,850,000  
**Median House Price**  
Year ending September 2024: \$1,965,500

## Comparable Properties



**18 White St BEAUMARIS 3193 (REI)**

[Agent Comments](#)

3   1   3

**Price:** \$1,850,000  
**Method:** Auction Sale  
**Date:** 19/10/2024  
**Property Type:** House (Res)



**4 John St BEAUMARIS 3193 (REI)**

[Agent Comments](#)

4   2   2

**Price:** \$1,700,000  
**Method:** Private Sale  
**Date:** 11/10/2024  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



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

[Agent Comments](#)

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**Price:** \$1,760,000  
**Method:** Sold Before Auction  
**Date:** 22/08/2024  
**Property Type:** House (Res)  
**Land Size:** 613 sqm approx