

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

35 Anita Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,600,000

&

\$2,800,000

Median sale price

Median price \$1,995,000

Property Type House

Suburb Beaumaris

Period - From 01/01/2024

to 31/12/2024

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	9 Wellington Av BEAUMARIS 3193	\$2,700,000	30/11/2024
2	67 Tramway Pde BEAUMARIS 3193	\$2,650,000	16/11/2024
3	23 Oak St BEAUMARIS 3193	\$2,620,000	12/10/2024

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:

20/03/2025 15:24



4 3 2

Rooms: 5
Property Type: House (Res)
Land Size: 780 sqm approx
Agent Comments

Indicative Selling Price
\$2,600,000 - \$2,800,000
Median House Price
Year ending December 2024: \$1,995,000

Comparable Properties



9 Wellington Av BEAUMARIS 3193 (REI/VG)

Agent Comments

5 3 2

Price: \$2,700,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 645 sqm approx



67 Tramway Pde BEAUMARIS 3193 (REI/VG)

Agent Comments

4 3 2

Price: \$2,650,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 867 sqm approx



23 Oak St BEAUMARIS 3193 (REI/VG)

Agent Comments

4 3 2

Price: \$2,620,000
Method: Private Sale
Date: 12/10/2024
Property Type: House
Land Size: 629 sqm approx

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