

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

372 Beach Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$3,100,000 & \$3,300,000

Median sale price

Median price \$1,905,000 Property Type House Suburb Beaumaris

Period - From 23/10/2023 to 22/10/2024 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	50 Dalgetty Rd BEAUMARIS 3193	\$3,200,000	16/09/2024
2	17 Summerhill Rd BEAUMARIS 3193	\$3,260,000	06/07/2024
3	57 Morey Rd BEAUMARIS 3193	\$3,150,000	04/06/2024

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:

23/10/2024 10:05



4 2 4

Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$3,100,000 - \$3,300,000
Median House Price
23/10/2023 - 22/10/2024: \$1,905,000

Comparable Properties



50 Dalgetty Rd BEAUMARIS 3193 (REI)

Agent Comments

5 3 4

Price: \$3,200,000
Method: Private Sale
Date: 16/09/2024
Property Type: House (Res)
Land Size: 635 sqm approx



17 Summerhill Rd BEAUMARIS 3193 (REI)

Agent Comments

5 4 2

Price: \$3,260,000
Method: Private Sale
Date: 06/07/2024
Property Type: House (Res)
Land Size: 668 sqm approx



57 Morey Rd BEAUMARIS 3193 (REI/VG)

Agent Comments

4 3 2

Price: \$3,150,000
Method: Private Sale
Date: 04/06/2024
Property Type: House
Land Size: 837 sqm approx

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400