

# 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

391 Balcombe 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

\$1,500,000

&

\$1,620,000

### Median sale price

Median price

\$1,995,000

Property Type

House

Suburb

BEAUMARIS

Period - From

25/05/2024

to

24/11/2024

Source

core\_logic

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 29 Michael Street Beaumaris Vic 3193	\$1,510,000	2024-08-06
2 9 Hotham Street Beaumaris Vic 3193	\$1,580,000	2024-08-17
3 100 Wells Road Beaumaris Vic 3193	\$1,620,000	2024-10-12

This Statement of Information was prepared on:

25/11/2024