

# 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)

Single price \$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	24 Sea Pde MENTONE 3194	\$1,760,000	20/08/2024
3	51 Scott St BEAUMARIS 3193	\$1,860,000	06/06/2024

**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:

23/11/2024 13:32



4   2   2

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

**Indicative Selling Price**  
\$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)



**24 Sea Pde MENTONE 3194 (REI)**

[Agent Comments](#)

3   1   2

**Price:** \$1,760,000  
**Method:** Sold Before Auction  
**Date:** 20/08/2024  
**Property Type:** House (Res)  
**Land Size:** 677 sqm approx



**51 Scott St BEAUMARIS 3193 (REI/VG)**

[Agent Comments](#)

3   2   3

**Price:** \$1,860,000  
**Method:** Private Sale  
**Date:** 06/06/2024  
**Property Type:** House (Res)  
**Land Size:** 644 sqm approx