

# 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

28 Gramatan 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 \$2,300,000 & \$2,500,000

### Median sale price

Median price \$2,000,000 Property Type House Suburb Beaumaris

Period - From 01/07/2023 to 30/06/2024 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	20 Tibbles St BEAUMARIS 3193	\$2,340,000	01/08/2024
2	16 Haywood St BEAUMARIS 3193	\$2,450,000	08/07/2024
3	10 Nautilus St BEAUMARIS 3193	\$2,350,000	22/03/2024

**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:

29/08/2024 17:31



4   3   2

**Rooms:** 8  
**Property Type:** House  
**Land Size:** 753 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$2,300,000 - \$2,500,000  
**Median House Price**  
Year ending June 2024: \$2,000,000

## Comparable Properties



**20 Tibbles St BEAUMARIS 3193 (REI)**

[Agent Comments](#)

5   3   2

**Price:** \$2,340,000  
**Method:** Sold Before Auction  
**Date:** 01/08/2024  
**Property Type:** House (Res)  
**Land Size:** 782 sqm approx



**16 Haywood St BEAUMARIS 3193 (REI)**

[Agent Comments](#)

4   2   3

**Price:** \$2,450,000  
**Method:** Private Sale  
**Date:** 08/07/2024  
**Property Type:** House (Res)  
**Land Size:** 648 sqm approx



**10 Nautilus St BEAUMARIS 3193 (REI/VG)**

[Agent Comments](#)

3   2   2

**Price:** \$2,350,000  
**Method:** Private Sale  
**Date:** 22/03/2024  
**Property Type:** House (Res)  
**Land Size:** 755 sqm approx

**Account - Hodges** | P: 03 9589 6077 | F: 03 9589 1597