

# 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

1A Hepburn 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 \$1,750,000 & \$1,850,000

### Median sale price

Median price \$1,760,000 Property Type Townhouse Suburb Beaumaris

Period - From 16/07/2023 to 15/07/2024 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	106 Reserve Rd BEAUMARIS 3193	\$1,910,000	01/06/2024
2	8B Gramatan Av BEAUMARIS 3193	\$1,825,000	24/02/2024
3	11a Grandview Av BEAUMARIS 3193	\$1,750,000	07/03/2024

**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:

16/07/2024 12:10



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**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$1,750,000 - \$1,850,000  
**Median Townhouse Price**  
16/07/2023 - 15/07/2024: \$1,760,000

## Comparable Properties



**106 Reserve Rd BEAUMARIS 3193 (REI)**

Agent Comments

3   2   2

**Price:** \$1,910,000

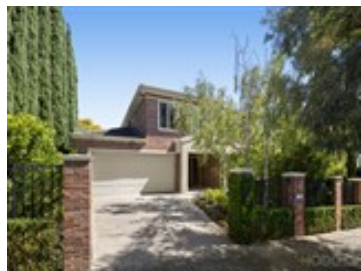
**Method:** Auction Sale

**Date:** 01/06/2024

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 358 sqm approx



**8B Gramatan Av BEAUMARIS 3193 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,825,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** Townhouse (Res)

**Land Size:** 381 sqm approx



**11a Grandview Av BEAUMARIS 3193 (REI/VG)**

Agent Comments

3   3   2

**Price:** \$1,750,000

**Method:** Private Sale

**Date:** 07/03/2024

**Property Type:** Townhouse (Res)

**Land Size:** 352 sqm approx

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