#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

\$2,400,000

#### Property offered for sale

20 The Close, Beaumaris Vic 3193

#### Indicative selling price

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

Range between \$2,200,000	&	\$2,400,000
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#### Median sale price

Median price	\$2,050,000	Pro	perty Type	House		Suburb	Beaumaris
Period - From	01/07/2025	to	30/09/2025		Source	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

18 Comas Rd BEAUMARIS 3193

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.

Add	dress of comparable property	Price	Date of sale
1	4 Comas Rd BEAUMARIS 3193	\$2,320,000	14/06/2025
2	18 Hutchison Av BEAUMARIS 3193	\$2,205,000	10/06/2025

#### 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:	06/10/2025 12:15



09/06/2025

## **JellisCraig**

Nick Renna 9194 1200 0411 551 190 nickrenna@jelliscraig.com.au

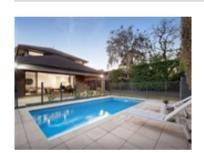
Indicative Selling Price \$2,200,000 - \$2,400,000 Median House Price September quarter 2025: \$2,050,000





**Property Type:** House Agent Comments

### Comparable Properties



4 Comas Rd BEAUMARIS 3193 (REI/VG)

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**Agent Comments** 

**Price:** \$2,320,000 **Method:** Auction Sale **Date:** 14/06/2025

**Property Type:** House (Res) **Land Size:** 618 sqm approx



18 Hutchison Av BEAUMARIS 3193 (REI/VG)

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Price: \$2,205,000

Method: Sold Before Auction

Date: 10/06/2025

Property Type: House (Res) Land Size: 591 sqm approx

**Agent Comments** 



18 Comas Rd BEAUMARIS 3193 (REI)

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Agent Comments

Price: \$2,400,000 Method: Private Sale Date: 09/06/2025 Property Type: House Land Size: 618 sqm approx

Account - Jellis Craig | P: 03 9194 1200



