

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

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

Median sale price

Median price \$2,050,000

Property 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)

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	4 Comas Rd BEAUMARIS 3193	\$2,320,000	14/06/2025
2	18 Hutchison Av BEAUMARIS 3193	\$2,205,000	10/06/2025
3	18 Comas Rd BEAUMARIS 3193	\$2,400,000	09/06/2025

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

Nick Renna
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Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

September quarter 2025: \$2,050,000



5 3 5

Property Type: House

Agent Comments

Comparable Properties



4 Comas Rd BEAUMARIS 3193 (REI/VG)

Agent Comments

5 3 2

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)

Agent Comments

5 2 2

Price: \$2,205,000

Method: Sold Before Auction

Date: 10/06/2025

Property Type: House (Res)

Land Size: 591 sqm approx



18 Comas Rd BEAUMARIS 3193 (REI)

Agent Comments

4 2 3

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



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