

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 445b Balcombe Road, Beaumaris Vic 3193

Indicative selling price

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

Single price \$1,639,000

Median sale price

Median price \$1,755,000

Property Type Townhouse

Suburb Beaumaris

Period - From 17/02/2024

to 16/02/2025

Source Property Data

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	17 Vardon Av BEAUMARIS 3193	\$1,556,000	24/01/2025
2	2/46 Second St BLACK ROCK 3193	\$1,625,000	19/12/2024
3			

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:

17/02/2025 09:54



Property Type:
Agent Comments

Indicative Selling Price
\$1,639,000
Median Townhouse Price
17/02/2024 - 16/02/2025: \$1,755,000

Comparable Properties



17 Vardon Av BEAUMARIS 3193 (REI)

[Agent Comments](#)



Price: \$1,556,000
Method: Private Sale
Date: 24/01/2025
Property Type: Townhouse (Single)
Land Size: 311 sqm approx



2/46 Second St BLACK ROCK 3193 (REI/VG)

[Agent Comments](#)



Price: \$1,625,000
Method: Private Sale
Date: 19/12/2024
Property Type: Townhouse (Single)
Land Size: 519 sqm approx

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.