

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

318b Balcombe Road, Beaumaris Vic 3193

Indicative selling price

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

Single price

\$1,300,000

Median sale price

Median price

\$1,657,000

Property Type

Townhouse

Suburb

Beaumaris

Period - From

19/10/2024

to

18/10/2025

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	3/2 Bayview Rd BEAUMARIS 3193	\$1,500,000	10/10/2025
2	16 Phillip St MENTONE 3194	\$1,335,000	07/10/2025
3	3/6 Page St CHELTENHAM 3192	\$1,300,000	01/10/2025

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:

19/10/2025 07:06



3 2 2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,300,000
Median Townhouse Price
19/10/2024 - 18/10/2025: \$1,657,000

Comparable Properties



3/2 Bayview Rd BEAUMARIS 3193 (REI)

Agent Comments

3 2 2

Price: \$1,500,000
Method: Private Sale
Date: 10/10/2025
Property Type: House



16 Phillip St MENTONE 3194 (REI)

Agent Comments

3 1 2

Price: \$1,335,000
Method: Sold Before Auction
Date: 07/10/2025
Property Type: House (Res)
Land Size: 369 sqm approx



3/6 Page St CHELTENHAM 3192 (REI)

Agent Comments

3 2 2

Price: \$1,300,000
Method: Sold Before Auction
Date: 01/10/2025
Property Type: Townhouse (Res)

Account - Hodges