

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

25c Gareth Avenue, Beaumaris Vic 3193

Indicative selling price

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

Range between

\$2,400,000

&

\$2,600,000

Median sale price

Median price

\$1,978,000

Property Type

House

Suburb

Beaumaris

Period - From

01/04/2024

to

31/03/2025

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 | 9b Lynette Av BEAUMARIS 3193 | \$2,960,000 | 26/03/2025 |
| 2 | 8 Mariemont Av BEAUMARIS 3193 | \$2,330,000 | 05/03/2025 |
| 3 | 5a Powys Dr BEAUMARIS 3193 | \$2,400,000 | 13/11/2024 |

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:

07/05/2025 10:46



4 3 2

Property Type: Townhouse
Land Size: 385 (approx) sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,400,000 - \$2,600,000
Median House Price
Year ending March 2025: \$1,978,000

Comparable Properties

9b Lynette Av BEAUMARIS 3193 (REI)

[Agent Comments](#)

4 2 2

Price: \$2,960,000
Method: Private Sale
Date: 26/03/2025
Property Type: Townhouse (Res)



8 Mariemont Av BEAUMARIS 3193 (REI)

[Agent Comments](#)

3 2 2

Price: \$2,330,000
Method: Sold Before Auction
Date: 05/03/2025
Property Type: House (Res)



5a Powys Dr BEAUMARIS 3193 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$2,400,000
Method: Private Sale
Date: 13/11/2024
Property Type: Townhouse (Single)
Land Size: 496 sqm approx

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805



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