

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

5 Glamis Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$2,081,500 Property Type House Suburb Beaumaris

Period - From 01/10/2024 to 31/12/2024 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	6 Howell Av BEAUMARIS 3193	\$1,025,000	21/01/2025
2	24 Iluka St BLACK ROCK 3193	\$1,175,000	17/12/2024
3	6 Biarritz Av BEAUMARIS 3193	\$1,220,000	05/12/2024

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:

24/01/2025 13:48

Nick Johnstone

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

December quarter 2024: \$2,081,500



2 1.5 1

Property Type: Townhouse

Agent Comments

Comparable Properties



6 Howell Av BEAUMARIS 3193 (REI)

Agent Comments

2 1 1

Price: \$1,025,000

Method: Private Sale

Date: 21/01/2025

Property Type: House



24 Iluka St BLACK ROCK 3193 (VG)

Agent Comments

3 - -

Price: \$1,175,000

Method: Sale

Date: 17/12/2024

Property Type: Flat/Unit/Apartment (Res)



6 Biarritz Av BEAUMARIS 3193 (REI)

Agent Comments

2 2 2

Price: \$1,220,000

Method: Private Sale

Date: 05/12/2024

Property Type: House

Land Size: 328 sqm approx

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