

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 9 Hutchison Avenue, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,700,000 & \$1,850,000

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 | 28 Milan St MENTONE 3194 | \$1,800,000 | 14/12/2024 |
| 2 | 8 Valmont Av BEAUMARIS 3193 | \$1,765,000 | 12/12/2024 |
| 3 | 45 Bonanza Rd BEAUMARIS 3193 | \$1,822,000 | 23/11/2024 |

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: 05/03/2025 14:52



Rooms: 7
Property Type: House
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,850,000
Median House Price
December quarter 2024: \$2,081,500

Comparable Properties



28 Milan St MENTONE 3194 (REI)

[Agent Comments](#)



Price: \$1,800,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 632 sqm approx



8 Valmont Av BEAUMARIS 3193 (REI/VG)

[Agent Comments](#)



Price: \$1,765,000
Method: Private Sale
Date: 12/12/2024
Property Type: House
Land Size: 724 sqm approx



45 Bonanza Rd BEAUMARIS 3193 (REI/VG)

[Agent Comments](#)



Price: \$1,822,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 592 sqm approx