

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

51 Cromer Road, Beaumaris VIC 3193

Indicative selling price

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

Single price

\$2,295,000

Median sale price

Median price

\$2,080,000

Property Type

House

Suburb

Beaumaris

Period - From

24/04/2025

to

23/10/2025

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
18 Bellaire Court Beaumaris VIC 3193	\$2,275,000	30/08/2025
57 Fourth Street VIC 3193	\$2,160,000	21/06/2025
10 Valmont Avenue Beaumaris VIC 3193	\$2,275,000	18/05/2025

This Statement of Information was prepared on:

24/10/2025