

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

2/318a Balcombe Road, Beaumaris Vic 3193

Indicative selling price

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

Single price

\$1,400,000

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		
2		
3		

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 07:03



3 2 2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,400,000
Median Townhouse Price
19/10/2024 - 18/10/2025: \$1,657,000

Comparable Properties

The estate agent or the agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the past six months. However, the following recent sales of comparable properties are provided for reference: 3/2 Bayview Road, Beaumaris VIC 3193 — Sold for \$1,500,000* on 10/10/2025 – 3 bed | 2 bath | 2 car 1/276 Balcombe Road, Beaumaris VIC 3193 — Sold for \$1,690,000* on 01/10/2025 – 3 bed | 2 bath | 2 car 8/495 Balcombe Road, Beaumaris VIC 3193 — Sold for \$1,374,000 on 23/09/2025 – 3 bed | 2 bath | 3 car

Account - Hodges



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