### 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 18B Haywood Street, Beaumaris Vic 3193 Including suburb and postcode

#### Indicative selling price

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

Single price \$2,090,000

#### Median sale price

Median price	\$1,815,000	Pro	pperty Type Tov	vnhouse	Suburb	Beaumaris
Period - From	15/07/2024	to	14/07/2025	Sour	ce 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

Add	dress of comparable property	Price	Date of sale
1	4b Bolton St BEAUMARIS 3193	\$2,185,000	07/05/2025
2	26a Erowal St BEAUMARIS 3193	\$2,100,000	24/04/2025
3	1b Cochrane Av MENTONE 3194	\$2,050,000	15/04/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/07/2025 13:14













**Property Type:**Agent Comments

Indicative Selling Price \$2,090,000 Median Townhouse Price 15/07/2024 - 14/07/2025: \$1,815,000

## Comparable Properties



4b Bolton St BEAUMARIS 3193 (REI)

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Agent Comments

Price: \$2,185,000

Method: Sold Before Auction

Date: 07/05/2025

Property Type: Townhouse (Single)



26a Erowal St BEAUMARIS 3193 (REI)

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**Agent Comments** 

**Price:** \$2,100,000 **Method:** Private Sale **Date:** 24/04/2025

**Property Type:** Townhouse (Single) **Land Size:** 390 sqm approx



1b Cochrane Av MENTONE 3194 (REI/VG)

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Agent Comments

**Price:** \$2,050,000 **Method:** Private Sale **Date:** 15/04/2025

**Property Type:** Townhouse (Single) **Land Size:** 354 sqm approx

Account - Buxton | P: 03 9809 9888 | F: 03 9809 9899





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