

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

507b Balcombe Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,550,000

&

\$2,700,000

Median sale price

Median price \$1,978,000

Property Type House

Suburb Beaumaris

Period - From 01/04/2024

to 31/03/2025

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	25c Gareth Av BEAUMARIS 3193	\$2,741,000	17/05/2025
2	9b Lynette Av BEAUMARIS 3193	\$2,960,000	26/03/2025
3	11b Ardoyne St BLACK ROCK 3193	\$2,850,000	15/03/2025

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:

17/06/2025 12:19



 4  3.5  3

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$2,550,000 - \$2,700,000
Median House Price
Year ending March 2025: \$1,978,000

Comparable Properties



25c Gareth Av BEAUMARIS 3193 (REI)

Agent Comments

 4  3  2

Price: \$2,741,000
Method: Auction Sale
Date: 17/05/2025
Property Type: Townhouse (Res)



11b Ardoyne St BLACK ROCK 3193 (REI)

Agent Comments

 3  3  3

Price: \$2,850,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Townhouse (Res)

Account - Marshall White | P: 03 9822 9999