Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 507b Balcombe Road, Beaumaris Vic 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$2,550,000		&		\$2,700,000					
Median sale p	rice									
Median price	\$1,978,000	Pro	operty Type	Hou	se		Suburb	Beaumaris		
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Add	lress 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

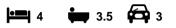
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

17/06/2025 12:19







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) 2 4 З

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

9b Lynette Av BEAUMARIS 3193 (REI)

2 4 2

Price: \$2,960,000 Method: Private Sale Date: 26/03/2025 Property Type: Townhouse (Res) Agent Comments

Agent Comments

Agent Comments

11b Ardoyne St BLACK ROCK 3193 (REI)

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



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