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

1/73 Fourth Street, Beaumaris Vic 3193

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$950,000		&		\$1,045,000			
Median sale p	rice							
Median price	\$1,300,000	Pro	operty Type	Unit			Suburb	Beaumaris
Period - From	16/07/2024	to	15/07/2025		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	3/43 Second St BLACK ROCK 3193	\$1,091,000	05/07/2025
2	2/54 First St BLACK ROCK 3193	\$1,082,700	19/03/2025
3	3/4 Ardoyne St BLACK ROCK 3193	\$1,100,000	10/02/2025

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:

16/07/2025 15:31



1/73 Fourth Street, Beaumaris Vic 3193



Amanda Thomson 03 9598 1111 0418 266 326





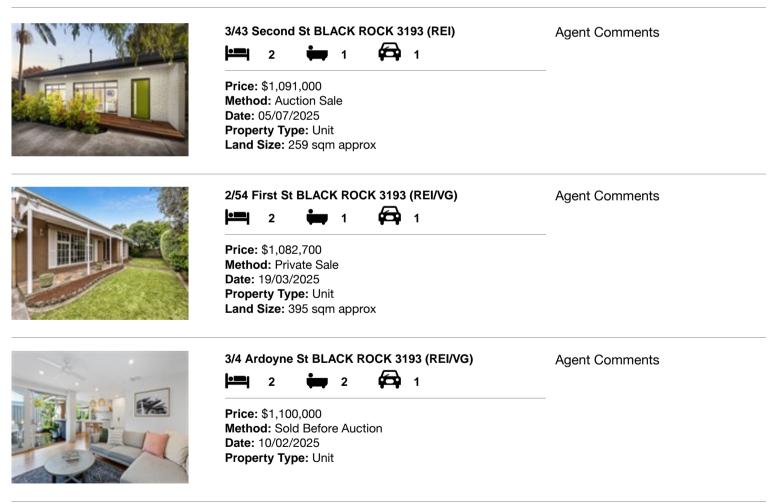
Property Type: Unit Land Size: 243 sqmt appx sqm approx Indicative Selling Price \$950,000 - \$1,045,000 Median Unit Price 16/07/2024 - 15/07/2025: \$1,300,000

AThomson@hodges.com.au

Agent Comments

Superb Street front Villa on 243 sqmt with auto gates, carport plus room for 2 more cars and opposite the reserve. Spacious, light and renovated throughout.

Comparable Properties



Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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