

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 consumer.vic.gov.au/underquoting

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,300,000

Property Type Unit

Suburb Beaumaris

Period - From 16/07/2024

to

15/07/2025

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	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



2 1 2 to 3

Property Type: Unit

Land Size: 243 sqmt appx sqm approx

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



3/43 Second St BLACK ROCK 3193 (REI)

Agent Comments

2 1 1

Price: \$1,091,000

Method: Auction Sale

Date: 05/07/2025

Property Type: Unit

Land Size: 259 sqm approx



2/54 First St BLACK ROCK 3193 (REI/VG)

Agent Comments

2 1 1

Price: \$1,082,700

Method: Private Sale

Date: 19/03/2025

Property Type: Unit

Land Size: 395 sqm approx



3/4 Ardoyne St BLACK ROCK 3193 (REI/VG)

Agent Comments

2 2 1

Price: \$1,100,000

Method: Sold Before Auction

Date: 10/02/2025

Property Type: Unit