

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

3/7 Olinda Avenue, Beaumaris Vic 3193

Indicative selling price

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

Range between \$840,000 & \$880,000

Median sale price

Median price \$1,300,000 Property Type Unit Suburb Beaumaris

Period - From 24/07/2024 to 23/07/2025 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 | 1/34 Second St BLACK ROCK 3193 | \$880,000 | 28/05/2025 |
| 2 | 2/26 Third St BLACK ROCK 3193 | \$875,000 | 10/04/2025 |
| 3 | 1/52 Ebden Av BLACK ROCK 3193 | \$851,000 | 18/03/2025 |

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:

24/07/2025 14:06



Rooms: 3
Property Type: Flat
Land Size: 169.095 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$840,000 - \$880,000
Median Unit Price
24/07/2024 - 23/07/2025: \$1,300,000

Comparable Properties



1/34 Second St BLACK ROCK 3193 (REI) [Agent Comments](#)

2 1 1

Price: \$880,000
Method: Private Sale
Date: 28/05/2025
Property Type: Unit



2/26 Third St BLACK ROCK 3193 (REI) [Agent Comments](#)

2 1 1

Price: \$875,000
Method: Private Sale
Date: 10/04/2025
Property Type: Unit



1/52 Ebdon Av BLACK ROCK 3193 (REI/VG) [Agent Comments](#)

2 1 1

Price: \$851,000
Method: Private Sale
Date: 18/03/2025
Property Type: Unit