

# 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

2/3 Hutchison Avenue, Beaumaris Vic 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$850,000

### Median sale price

Median price \$1,350,000 Property Type Unit Suburb Beaumaris

Period - From 26/02/2024 to 25/02/2025 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	2/3 Wilkins Av BEAUMARIS 3193	\$850,000	22/02/2025
2	10/464 Beach Rd BEAUMARIS 3193	\$810,000	31/01/2025
3	2/46 Patty St MENTONE 3194	\$800,000	20/12/2024

**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:

26/02/2025 13:36



🛏️ 2   🚿 2   🚗 1

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$800,000 - \$850,000

**Median Unit Price**

26/02/2024 - 25/02/2025: \$1,350,000

## Comparable Properties



**2/3 Wilkins Av BEAUMARIS 3193 (REI)**

Agent Comments

🛏️ 2   🚿 1   🚗 1

**Price:** \$850,000

**Method:** Auction Sale

**Date:** 22/02/2025

**Property Type:** Unit



**10/464 Beach Rd BEAUMARIS 3193 (REI)**

Agent Comments

🛏️ 2   🚿 1   🚗 2

**Price:** \$810,000

**Method:** Private Sale

**Date:** 31/01/2025

**Property Type:** Apartment

**2/46 Patty St MENTONE 3194 (VG)**

Agent Comments

🛏️ 2   🚿 -   🚗 -

**Price:** \$800,000

**Method:** Sale

**Date:** 20/12/2024

**Property Type:** Flat/Unit/Apartment (Res)

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400