

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

17 Cromer Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$4,500,000 & \$4,950,000

Median sale price

Median price \$1,835,000 Property Type House Suburb Beaumaris

Period - From 01/01/2025 to 31/03/2025 Source 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.

	Address of comparable property	Price	Date of sale
1	417 Beach Rd BEAUMARIS 3193	\$4,500,000	30/01/2025
2	13 Wellington Av BEAUMARIS 3193	\$4,265,000	04/12/2024
3	433b Beach Rd BEAUMARIS 3193	\$4,200,000	29/11/2024

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:

15/04/2025 09:49



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Property Type: House
Land Size: 897 sqm approx
Agent Comments

Indicative Selling Price
\$4,500,000 - \$4,950,000
Median House Price
March quarter 2025: \$1,835,000

Comparable Properties



417 Beach Rd BEAUMARIS 3193 (REI/VG)

[Agent Comments](#)

4 4 8

Price: \$4,500,000
Method: Private Sale
Date: 30/01/2025
Property Type: House
Land Size: 451 sqm approx

13 Wellington Av BEAUMARIS 3193 (VG)

[Agent Comments](#)

5 - -

Price: \$4,265,000
Method: Sale
Date: 04/12/2024
Property Type: House (Res)
Land Size: 573 sqm approx



433b Beach Rd BEAUMARIS 3193 (REI/VG)

[Agent Comments](#)

4 3 5

Price: \$4,200,000
Method: Private Sale
Date: 29/11/2024
Property Type: House
Land Size: 361 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088