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	17 Cromer Road, Beaumaris Vic 3193
Including suburb and	
postcode	

Indicative selling price

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

,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Range between	\$4,500,000	&	\$4,950,000
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Median sale price

Median price	\$1,835,000	Pro	perty Type H	louse		Suburb	Beaumaris
Period - From	01/01/2025	to	31/03/2025	S	ource	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

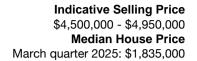
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/04/2025 09:49



RT Edgar

Anne Mackie Kinder 0417034212 amackie@rtedgar.com.au







Property Type: House Land Size: 897 sqm approx

Agent Comments

Comparable Properties



417 Beach Rd BEAUMARIS 3193 (REI/VG)

Price: \$4,500,000 Method: Private Sale

Agent Comments

Date: 30/01/2025 Property Type: House Land Size: 451 sqm approx

13 Wellington Av BEAUMARIS 3193 (VG)





Agent Comments

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



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





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