# 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<br>Including suburb and postcode | 6 Bay View Road, Beaumaris Vic 3193 |

**Indicative selling price**

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

Range between $1,380,000 & $1,480,000

**Median sale price**

| Median price | $2,008,000 | Property Type | House | Suburb | Beaumaris |
|---|---|---|---|---|---|
| Period - From | 07/02/2024 | to 06/02/2025 | 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 | 5 Gordon St BEAUMARIS 3193 | $1,473,000 | 01/02/2025 |
| 2 | 10 Cavell Ct BEAUMARIS 3193 | $1,500,000 | 15/01/2025 |
| 3 | 94 Oak St BEAUMARIS 3193 | $1,305,000 | 13/12/2024 |

**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: 07/02/2025 10:30

🛏    🛁    🚗

**Property Type:**

Agent Comments

**Indicative Selling Price**
$1,380,000 - $1,480,000
**Median House Price**
07/02/2024 - 06/02/2025: $2,008,000

# Comparable Properties

### 5 Gordon St BEAUMARIS 3193 (REI)

🛏 1    🛁 1    🚗 -

**Price:** $1,473,000
**Method:** Auction Sale
**Date:** 01/02/2025
**Property Type:** House (Res)
**Land Size:** 699 sqm approx

Agent Comments

### 10 Cavell Ct BEAUMARIS 3193 (REI)

🛏 3    🛁 1    🚗 2

**Price:** $1,500,000
**Method:** Private Sale
**Date:** 15/01/2025
**Property Type:** House
**Land Size:** 626 sqm approx

Agent Comments

### 94 Oak St BEAUMARIS 3193 (REI)

🛏 3    🛁 1    🚗 1

**Price:** $1,305,000
**Method:** Private Sale
**Date:** 13/12/2024
**Property Type:** House
**Land Size:** 670 sqm approx

Agent Comments

REIV
THE DIFFERENCE

propertydata
.com.au