

# 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

29a Pacific Boulevard, 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 \$1,850,000 & \$1,900,000

### Median sale price

Median price \$1,995,000 Property Type House Suburb Beaumaris

Period - From 01/01/2024 to 31/12/2024 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	47B Oak St BEAUMARIS 3193	\$2,000,000	24/02/2025
2	26a Erowal St BEAUMARIS 3193	\$1,920,000	01/03/2025
3			

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:

05/03/2025 08:43



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**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,850,000 - \$1,900,000

**Median House Price**

Year ending December 2024: \$1,995,000

## Comparable Properties

**47B Oak St BEAUMARIS 3193 (REI)**

Agent Comments

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**Price:** \$2,000,000

**Method:**

**Date:** 24/02/2025

**Property Type:** House



**26a Erowal St BEAUMARIS 3193 (REI)**

Agent Comments

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**Price:** \$1,920,000

**Method:** Auction Sale

**Date:** 01/03/2025

**Property Type:** Townhouse (Res)

**Land Size:** 390 sqm approx

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.

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