

# 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

391 Balcombe Road, Beaumaris, VIC 3193

### Indicative selling price

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

Single price

\$1,620,000

### Median sale price

Median price

\$1,985,500

Property Type

House

Suburb

Beaumaris

Period - From

09/06/2024

to

08/12/2024

Source

core\_logic

### Comparable property sales (\*Delete A or B below as applicable)

**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.

	Address of comparable property	Price	Date of sale
1	12a Erskine Avenue Cheltenham Vic 3192	\$1,625,000	2024-11-16
2	2/18 Reserve Road Beaumaris Vic 3193	\$1,680,000	2024-06-13

This Statement of Information was prepared on:

09/12/2024