# 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	21 Surf Avenue, Beaumaris Vic 3193
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$3,200,000	&	\$3,400,000

#### Median sale price

Median price	\$1,835,000	Pro	perty 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.

Ad	dress of comparable property	Price	Date of sale
1	47a First St BLACK ROCK 3193	\$3,200,000	13/11/2024
2	50 Dalgetty Rd BEAUMARIS 3193	\$3,200,000	16/09/2024
3	17 Summerhill Rd BEAUMARIS 3193	\$3,260,000	06/07/2024

#### 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:	29/04/2025 09:22









**Property Type:** House **Land Size:** 605 sqm approx

Agent Comments

Indicative Selling Price \$3,200,000 - \$3,400,000 Median House Price March quarter 2025: \$1,835,000

# Comparable Properties



47a First St BLACK ROCK 3193 (REI/VG)

4

**6** 

2

Price: \$3,200,000

Method: Sold Before Auction

Date: 13/11/2024

Property Type: House (Res) Land Size: 472 sqm approx Agent Comments



50 Dalgetty Rd BEAUMARIS 3193 (REI/VG)

•



Æ

4

**Agent Comments** 

Price: \$3,200,000 Method: Private Sale Date: 16/09/2024 Property Type: Hous

**Property Type:** House (Res) **Land Size:** 635 sqm approx

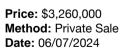
17 Summerhill Rd BEAUMARIS 3193 (REI/VG)

•



2

Agent Comments



Property Type: House (Res) Land Size: 668 sqm approx

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.