

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

21 Surf Avenue, Beaumaris Vic 3193

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

Property 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.

	Address 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



4 2 2

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)

Agent Comments

4 4 2

Price: \$3,200,000
Method: Sold Before Auction
Date: 13/11/2024
Property Type: House (Res)
Land Size: 472 sqm approx



50 Dalgetty Rd BEAUMARIS 3193 (REI/VG)

Agent Comments

5 3 4

Price: \$3,200,000
Method: Private Sale
Date: 16/09/2024
Property Type: House (Res)
Land Size: 635 sqm approx



17 Summerhill Rd BEAUMARIS 3193 (REI/VG)

Agent Comments

5 4 2

Price: \$3,260,000
Method: Private Sale
Date: 06/07/2024
Property Type: House (Res)
Land Size: 668 sqm approx

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