

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

1/463 Beach Road, Beaumaris Vic 3193

Indicative selling price

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

Single price

\$2,850,000

Median sale price

Median price

\$1,995,000

Property Type

House

Suburb

Beaumaris

Period - From

18/03/2024

to

17/03/2025

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	30 Beach Rd BEAUMARIS 3193	\$2,850,000	13/02/2025
2			
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:

18/03/2025 11:21



4 3 3

Property Type: House
Agent Comments

Indicative Selling Price
\$2,850,000
Median House Price
18/03/2024 - 17/03/2025: \$1,995,000

Comparable Properties



30 Beach Rd BEAUMARIS 3193 (REI)

Agent Comments

4 3 3

Price: \$2,850,000
Method: Private Sale
Date: 13/02/2025
Property Type: House
Land Size: 700 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.