

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

11a Glenwood Avenue, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,335,000

Property Type Unit

Suburb Beaumaris

Period - From 01/04/2025

to

30/06/2025

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 | 3/20 Grandview Av BEAUMARIS 3193 | \$1,240,000 | 20/06/2025 |
| 2 | 1/447 Beach Rd BEAUMARIS 3193 | \$1,250,000 | 24/05/2025 |
| 3 | 6 Biarritz Av BEAUMARIS 3193 | \$1,200,000 | 14/04/2025 |

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:

25/07/2025 09:35



 2
  2
  2

Property Type: Townhouse (Res)
Land Size: 368 sqm approx
Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median Unit Price
 June quarter 2025: \$1,335,000

Comparable Properties



3/20 Grandview Av BEAUMARIS 3193 (REI)

Agent Comments

 3
  1
  2

Price: \$1,240,000
Method: Private Sale
Date: 20/06/2025
Property Type: Townhouse (Single)



1/447 Beach Rd BEAUMARIS 3193 (REI)

Agent Comments

 3
  1
  2

Price: \$1,250,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Unit



6 Biarritz Av BEAUMARIS 3193 (REI/VG)

Agent Comments

 2
  2
  2

Price: \$1,200,000
Method: Private Sale
Date: 14/04/2025
Property Type: Townhouse (Single)
Land Size: 328 sqm approx

Account - Hodges | P: 03 95846500 | F: 03 95848216