

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

17 Cannes Grove, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,062,500

Property Type House

Suburb Beaumaris

Period - From 01/07/2025

to

30/06/2026

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	184 Tramway Pde BEAUMARIS 3193	\$2,100,000	03/09/2026
2	24 Balcombe Park La BEAUMARIS 3193	\$2,160,000	27/06/2026
3	23 Bourke St MENTONE 3194	\$2,050,000	01/05/2026

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:

22/09/2026 11:39



4 2 2+

Property Type: House
Land Size: 714 sqm approx
Agent Comments

Indicative Selling Price
 \$2,000,000 - \$2,200,000
Median House Price
 Year ending June 2026: \$2,062,500

Comparable Properties



184 Tramway Pde BEAUMARIS 3193 (REI)

Agent Comments

4 3 2

Price: \$2,100,000
Method: Private Sale
Date: 03/09/2026
Property Type: House
Land Size: 686 sqm approx



24 Balcombe Park La BEAUMARIS 3193 (REI)

Agent Comments

4 2 2

Price: \$2,160,000
Method: Auction Sale
Date: 27/06/2026
Property Type: House (Res)
Land Size: 739 sqm approx



23 Bourke St MENTONE 3194 (REI)

Agent Comments

4 3 3

Price: \$2,050,000
Method: Private Sale
Date: 01/05/2026
Property Type: House (Res)
Land Size: 753 sqm approx

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