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

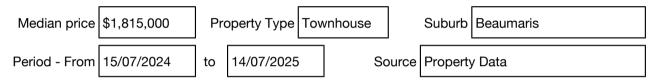
18B Haywood Street, Beaumaris Vic 3193

Indicative selling price

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			consumer.vic.gov.a	a/ under quoting

Single price \$2,090,000

Median sale price



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	4b Bolton St BEAUMARIS 3193	\$2,185,000	07/05/2025
2	26a Erowal St BEAUMARIS 3193	\$2,100,000	24/04/2025
3	1b Cochrane Av MENTONE 3194	\$2,050,000	15/04/2025

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:

15/07/2025 13:14



buxto





Property Type: Agent Comments

Indicative Selling Price \$2,090,000 **Median Townhouse Price** 15/07/2024 - 14/07/2025: \$1,815,000

Comparable Properties



Price: \$2,185,000

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4b Bolton St BEAUMARIS 3193 (REI)

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2

Method: Sold Before Auction Date: 07/05/2025 Property Type: Townhouse (Single)

26a Erowal St BEAUMARIS 3193 (REI)



Agent Comments

Agent Comments

Price: \$2,100,000 Method: Private Sale Date: 24/04/2025 Property Type: Townhouse (Single) Land Size: 390 sqm approx



1b Cochrane Av MENTONE 3194 (REI/VG) 2 3

Agent Comments



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Account - Buxton | P: 03 9809 9888 | F: 03 9809 9899



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