

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 \$3,000,000 & \$3,200,000

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	3 Champion St BLACK ROCK 3193	\$3,090,000	12/03/2025
2	47a First St BLACK ROCK 3193	\$3,200,000	13/11/2024
3	17 Pasadena Av BEAUMARIS 3193	\$3,010,000	09/11/2024

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:

07/05/2025 15:14



4 3 4

Property Type: House

Agent Comments

Indicative Selling Price

\$3,000,000 - \$3,200,000

Median House Price

March quarter 2025: \$1,835,000

Comparable Properties



3 Champion St BLACK ROCK 3193 (REI)

Agent Comments

5 3 3

Price: \$3,090,000

Method: Private Sale

Date: 12/03/2025

Property Type: House

Land Size: 668 sqm approx



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



17 Pasadena Av BEAUMARIS 3193 (REI/VG)

Agent Comments

5 3 4

Price: \$3,010,000

Method: Auction Sale

Date: 09/11/2024

Property Type: House (Res)

Land Size: 780 sqm approx

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400