Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 21 Surf Avenue, Beaumaris Vic 3193

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betwee	\$3,000,000		&		\$3,200,000			
Median sale p	rice							
Median price	\$1,835,000	Pro	operty Type	Hou	se		Suburb	Beaumaris
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ade	dress 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









Property Type: House Agent Comments

Indicative Selling Price \$3,000,000 - \$3,200,000 **Median House Price** March quarter 2025: \$1,835,000

Agent Comments

Agent Comments

Comparable Properties



Price: \$3,090,000 Method: Private Sale Date: 12/03/2025 Property Type: House Land Size: 668 sqm approx

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47a First St BLACK ROCK 3193 (REI/VG)

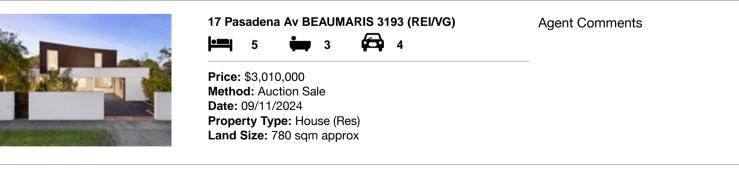
3 Champion St BLACK ROCK 3193 (REI)

3

3



Price: \$3,200,000 Method: Sold Before Auction Date: 13/11/2024 Property Type: House (Res) Land Size: 472 sqm approx



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