

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

5/434 Balcombe Road, Beaumaris Vic 3193

Indicative selling price

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

Range between

\$1,100,000

&

\$1,210,000

Median sale price

Median price

\$2,050,000

Property Type

House

Suburb

Beaumaris

Period - From

01/07/2025

to

30/09/2025

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 Collins St MENTONE 3194	\$1,110,000	13/09/2025
2	1/1 Patty St MENTONE 3194	\$1,139,000	06/09/2025
3	1a Wallace Cr BEAUMARIS 3193	\$1,290,000	30/08/2025

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:

23/10/2025 11:26



3 2 3

Property Type: Unit

Indicative Selling Price
\$1,100,000 - \$1,210,000
Median House Price
September quarter 2025: \$2,050,000

Comparable Properties



3/20 Collins St MENTONE 3194 (REI)

Agent Comments

3 2 1

Price: \$1,110,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Unit



1/1 Patty St MENTONE 3194 (REI)

Agent Comments

3 2 2

Price: \$1,139,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 386 sqm approx



1a Wallace Cr BEAUMARIS 3193 (REI)

Agent Comments

3 2 2

Price: \$1,290,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Townhouse (Res)
Land Size: 390 sqm approx

Account - Jellis Craig | P: 03 9194 1200