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	54 Haydens Road, Beaumaris Vic 3193
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Indicative selling price

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

Range between \$2,700,000	&	\$2,900,000
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Median sale price

Median price	\$1,835,000	Pro	perty 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

Address of comparable property		Price	Date of sale
1	6 Woodall St BLACK ROCK 3193	\$2,870,000	04/05/2025
2	3 Champion St BLACK ROCK 3193	\$3,090,000	12/03/2025
3	34 Stanley St BLACK ROCK 3193	\$2,900,000	05/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/05/2025 10:38









Rooms: 6

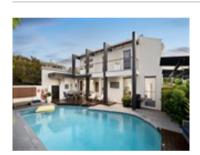
Property Type: House (Res) **Land Size:** 765 (approx) sqm

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Agent Comments

Indicative Selling Price \$2,700,000 - \$2,900,000 Median House Price March quarter 2025: \$1,835,000

Comparable Properties



6 Woodall St BLACK ROCK 3193 (REI)

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Price: \$2,870,000 **Method:** Private Sale **Date:** 04/05/2025

Property Type: House (Res) **Land Size:** 755 sqm approx

Agent Comments



3 Champion St BLACK ROCK 3193 (REI)

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Agent Comments

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



34 Stanley St BLACK ROCK 3193 (REI/VG)

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Agent Comments

Price: \$2,900,000 Method: Private Sale Date: 05/03/2025 Property Type: House Land Size: 780 sqm approx

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805



