## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

| Property offered for sal  | е   |          |                     |               |         |                  |          |             |
|---|---|----------|---------------------|---------------|---------|------------------|----------|-------------|
| Address<br>Including suburb and<br>postcode   | 78 BAYVIEW ROAD BALNARRING BEACH VIC 3926 |          |                     |               |         |                  |          |             |
| Indicative selling price For the meaning of this price  | e see consumer.vic                        | c.gov.aı | u/underquoting (    | *Delete singl | e price | e or range       | as a     | pplicable)  |
| Single Price  |   |          | or range<br>between | \$3,000,0     | 00      | &                |          | \$3,300,000 |
| Median sale price (*Delete house or unit as ap  | plicable)                                 |          |                     |               |         |                  |          |             |
| Median Price  | \$1,727,500 Property type                 |          | House               |               | Suburb  | Balnarring Beach |          |             |
| Period-from   | 01 Nov 2024                               | to       | 31 Oct 2025         | Source        |         |                  | Cotality |             |
| Comparable property sales (*Delete A or B below as applicable)  A* These are the three properties sold within two kilometres of the property for estate agent or agent's representative considers to be most comparable to Address of comparable property |   |          |                     |               |         |                  | sale.    |             |
| OR  |   |          |                     |               |         |                  |          |             |

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 6 months.

This Statement of Information was prepared on: 21 November 2025



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