

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

8/46 Cromer Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$980,000 & \$1,075,000

Median sale price

Median price \$1,397,500 Property Type Unit 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	1/1 Patty St MENTONE 3194	\$1,139,000	06/09/2025
2	2/18 Wallace Cr BEAUMARIS 3193	\$1,033,000	06/09/2025
3	3/158 Balcombe Rd MENTONE 3194	\$1,040,000	07/08/2025

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:

28/10/2025 16:35

Kate Fowler
9194 1200
0418 418 385
katefowler@jellisraig.com.au

Indicative Selling Price
\$980,000 - \$1,075,000

Median Unit Price
September quarter 2025: \$1,397,500



3 2 2

Property Type: Unit

Comparable Properties



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



2/18 Wallace Cr BEAUMARIS 3193 (REI)

Agent Comments

2 1 1

Price: \$1,033,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Townhouse (Res)



3/158 Balcombe Rd MENTONE 3194 (REI/VG)

Agent Comments

3 2 2

Price: \$1,040,000
Method: Sold Before Auction
Date: 07/08/2025
Property Type: Townhouse (Res)
Land Size: 226 sqm approx

Account - Jellis Craig | P: 03 9194 1200