## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale	9
-----------------	---------	----------	---

Address Including suburb and postcode	8 Rossmith Avenue, Beaumaris VIC 3193
---------------------------------------	---------------------------------------

#### Indicative selling price

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

Range between \$1,150,000 & \$1,265,000	Range between	\$1,150,000	&	\$1,265,000
---	---------------	-------------	---	-------------

#### Median sale price

Median price	\$1,280,000	Pro	operty Type Uni	t		Suburb	Beaumaris
Period - From	14/04/2025	to	13/10/2025	Sou	urce	Cotality	гм

#### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
6/7 Tulip Grove Cheltenham VIC 3192	\$1,160,000	13/09/2025
3/3 Booker Street Cheltenham VIC 3192	\$1,180,000	14/04/2025

This Statement of Information was prepared on:	14/10/2025

