

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

6 BEAUMONT STREET AINTREE VIC 3336

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Aintree

Period-from

01 Sep 2024

to

31 Aug 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 sale in the last 6 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

58 DANDELION CRESCENT ROCKBANK VIC 3335

\$670,000

30-Mar-25

30 LIVINGSTON DRIVE ROCKBANK VIC 3335

\$680,000

22-Jul-25

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 6 months.

This Statement of Information was prepared on: 25 September 2025


**58 DANDELION CRESCENT
ROCKBANK VIC 3335**

 4
  2
  2

Sold Price **\$670,000** Sold Date **30-Mar-25**

Distance **1.42km**


**30 LIVINGSTON DRIVE ROCKBANK
VIC 3335**

 4
  2
  2

Sold Price **\$680,000** Sold Date **22-Jul-25**

Distance **1.26km**

RS = Recent sale UN = Undisclosed Sale

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