

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

1/318A Balcombe Road, Beaumaris Vic 3193

Indicative selling price

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

Range between

\$780,000

&

\$820,000

Median sale price

Median price

\$1,285,000

Property Type

Unit

Suburb

Beaumaris

Period - From

04/12/2024

to

03/12/2025

Source

Property Data

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	2/8-10 Michael St BEAUMARIS 3193	\$800,000	11/10/2025
2	54/34 Bodley St BEAUMARIS 3193	\$850,000	13/06/2025
3			

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:

04/12/2025 13:27



Property Type:
Agent Comments

Indicative Selling Price
\$780,000 - \$820,000
Median Unit Price
04/12/2024 - 03/12/2025: \$1,285,000

Comparable Properties



2/8-10 Michael St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$800,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Unit



54/34 Bodley St BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 13/06/2025
Property Type: Apartment

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.