Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared 31/10/2026

Property offered for sale

Address
Including suburb and postcode: 59 Cromer Road, Beaumaris, Vic 3193

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
HOUSE	4	2	2	234.36	752

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price:

or

Range between: $2,880,000 & $2,980,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.
[*Insert N/A if the property is not to be sold by auction or fixed-date sale*]

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $2,075,000 Property type: House Suburb: Beaumaris

Period: from 01/07/2026 to 30/09/2026 Source: PropTrack

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.
If there were fewer than three, but one or two, comparable properties, these must be included below.
These properties were used to help determine the estimated selling price.
[*Insert N/A in blank sections*]

Comparable property 1

Address	Sale price	Date of sale
17 Reid Street, Beaumaris, VIC 3193	$2,925,000	08/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
House	5	2	2	N/A	650

Comparable property 2

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
N/A	N/A	N/A	N/A	N/A	N/A

Comparable property 3

Address	Sale price	Date of sale
N/A	N/A	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m²)	Total land size (in m²)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

[*Insert N/A if there were three comparable properties*]

A search of property data and recorded sales was undertaken for comparable properties for 59 Cromer Road, Beaumaris, within the mandatory legislative parameters of a 2-kilometre radius and a 6-month timeframe. In assessing potential comparables, consideration was given to property type, land footprint (approximately 752sqm), bedroom and bathroom accommodation, condition and renovation quality, external improvements, and overall standard of finish.

Within these parameters, one directly comparable transaction has been identified and relied upon:
• 17 Reid Street, Beaumaris – Sold for $2,925,000 on 8 August 2026. A substantial family residence on 650sqm offering comparable multi-bedroom accommodation, high-calibre appointments, and swimming pool facilities, providing direct market support for the quoted price range.

At this stage, we have been unable to identify three sales within the statutory 6-month period and 2km radius that can be considered directly comparable. While several other 4-to-5-bedroom dwellings have transacted within the 2km boundary over the past six months, they differ materially from the subject property:
• Local properties achieving similar price levels were predominantly modern townhouses or subdivided dwellings on allotments under 500sqm, lacking the full-scale 752sqm landholding and independent appeal of the subject property.
• Free-standing 4-bedroom homes sold locally within the 6-month period traded between $1.8M and $2.35M (e.g. 37 Clonmore Street, $2,350,000; 24 Balcombe Park Lane, $2,160,000), reflecting largely original or dated condition and lacking the architectural finishes and resort amenities of 59 Cromer Road.

These sales serve as broader market context rather than direct comparables. Further comparable sales will be incorporated should directly matching transactions occur within statutory boundaries.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	$_____
Unconditional sale date	_____/_____/_____