

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 375 Balcombe Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,875,000 & \$1,960,000

Median sale price

Median price \$2,086,500 Property Type House Suburb Beaumaris

Period - From 27/03/2025 to 26/03/2026 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	4 Glamis St BEAUMARIS 3193	\$1,880,000	29/11/2025
2	139 Oak St BEAUMARIS 3193	\$1,925,000	06/09/2025
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: 27/03/2026 12:41



4 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,875,000 - \$1,960,000
Median House Price
27/03/2025 - 26/03/2026: \$2,086,500

Comparable Properties



4 Glamis St BEAUMARIS 3193 (REI/VG)

Agent Comments

4 3 6

Price: \$1,880,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 557 sqm approx



139 Oak St BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 3

Price: \$1,925,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 717 sqm approx

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.

Account - Hodges