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 $1,800,000 & $1,900,000

Median sale price

Median price $2,100,000 Property Type House Suburb Beaumaris

Period - From 01/04/2025 to 31/03/2026 Source REIV

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	16 Comas Rd BEAUMARIS 3193	$1,850,000	23/04/2026
2	41 Bonanza Rd BEAUMARIS 3193	$1,856,000	21/02/2026
3	4 Glamis St BEAUMARIS 3193	$1,880,000	29/11/2025

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: 30/04/2026 16:39

375 Balcombe Road, Beaumaris Vic 3193

Michael Cooney
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4 2 2

Property Type: House
Land Size: 609 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
Year ending March 2026: $2,100,000

Comparable Properties



16 Comas Rd BEAUMARIS 3193 (REI)

4 2 2

Price: $1,850,000
Method: Private Sale
Date: 23/04/2026
Property Type: House
Land Size: 618 sqm approx

Agent Comments



41 Bonanza Rd BEAUMARIS 3193 (REI)

4 2 2

Price: $1,856,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 590 sqm approx

Agent Comments



4 Glamis St BEAUMARIS 3193 (REI/VG)

4 3 6

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

Agent Comments

Account - Hodges

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