

# 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

21 Glenwood Avenue, Beaumaris VIC 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$2,900,000

&

\$3,100,000

### Median sale price

Median price

\$1,975,000

Property Type

House

Suburb

Beaumaris

Period - From

25/09/2025

to

24/03/2026

Source

pdol

### Comparable property sales (\*Delete A or B below as applicable)

**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.

| Address of comparable property | Price       | Date of sale |
|--------------------------------|-------------|--------------|
| 17 Haydens Rd, Beaumaris Vic   | \$3,100,000 | 15/12/2025   |
|                                |             |              |
|                                |             |              |

This Statement of Information was prepared on:

25/03/2026