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	507b Balcombe Road, Beaumaris Vic 3193

Indicative selling price

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

Range between $2,000,000 & $2,100,000

Median sale price

Median price $2,049,000 Property Type House Suburb Beaumaris

Period - From 01/01/2026 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	13a Woff St BEAUMARIS 3193	$1,900,000	09/03/2026
2	8A Cullinane St BLACK ROCK 3193	$2,220,000	05/03/2026
3	11b Tibbles St BEAUMARIS 3193	$2,200,000	23/01/2026

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: 28/05/2026 21:03

507b Balcombe Road, Beaumaris Vic 3193



Property Type:
Agent Comments

Indicative Selling Price
$2,000,000 - $2,100,000
Median House Price
March quarter 2026: $2,049,000

Comparable Properties



13a Woff St BEAUMARIS 3193 (REI)

4 3 2

Agent Comments

Price: $1,900,000
Method: Private Sale
Date: 09/03/2026
Property Type: Townhouse (Res)



8A Cullinane St BLACK ROCK 3193 (REI/VG)

3 2 2

Agent Comments

Price: $2,220,000
Method: Sold Before Auction
Date: 05/03/2026
Property Type: Townhouse (Res)
Land Size: 335 sqm approx



11b Tibbles St BEAUMARIS 3193 (REI/VG)

4 3 2

Agent Comments

Price: $2,200,000
Method: Private Sale
Date: 23/01/2026
Property Type: Townhouse (Single)
Land Size: 387 sqm approx

Account - Buxton | P: 03 9598 8222

REIV THE DIFFERENCE | propertydata.com.au

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