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	54 Haydens Road, Beaumaris Vic 3193

Indicative selling price

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

Range between $2,700,000 & $2,900,000

Median sale price

Median price $1,835,000 Property Type House Suburb Beaumaris

Period - From 01/01/2025 to 31/03/2025 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	6 Woodall St BLACK ROCK 3193	$2,870,000	04/05/2025
2	3 Champion St BLACK ROCK 3193	$3,090,000	12/03/2025
3	34 Stanley St BLACK ROCK 3193	$2,900,000	05/03/2025

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: 28/05/2025 10:38

54 Haydens Road, Beaumaris Vic 3193

RT Edgar



4 2.5 4

Rooms: 6
Property Type: House (Res)
Land Size: 765 (approx) sqm approx

Agent Comments

Indicative Selling Price
$2,700,000 - $2,900,000
Median House Price
March quarter 2025: $1,835,000

Comparable Properties



6 Woodall St BLACK ROCK 3193 (REI)

5 4 2

Price: $2,870,000
Method: Private Sale
Date: 04/05/2025
Property Type: House (Res)
Land Size: 755 sqm approx

Agent Comments



3 Champion St BLACK ROCK 3193 (REI)

5 3 3

Price: $3,090,000
Method: Private Sale
Date: 12/03/2025
Property Type: House
Land Size: 668 sqm approx

Agent Comments



34 Stanley St BLACK ROCK 3193 (REI/VG)

4 4 3

Price: $2,900,000
Method: Private Sale
Date: 05/03/2025
Property Type: House
Land Size: 780 sqm approx

Agent Comments

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805

REIV THE DIFFERENCE

propertydata .com.au

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