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<br>Including suburb and postcode | 3/430 Balcombe Road, Beaumaris VIC 3193 |

## Indicative selling price

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

Single price $980,000

## Median sale price

Median price $1,240,000 Property Type Unit Suburb Beaumaris

Period - From 25/01/2026 to 24/07/2026 Source Cotality™

## 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 agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 5/434 Balcombe Road Beaumaris VIC 3193 | $1,170,000 | 05/05/2026 |
| 2/517 Balcombe Road Black Rock VIC 3193 | $1,125,000 | 16/06/2026 |
| 5/434 Balcombe Road, Beaumaris VIC 3193 | $1,170,000 | 05/05/2026 |

This Statement of Information was prepared on: 25/07/2026