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	4/434 Balcombe Road, Beaumaris VIC 3193

Indicative selling price

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

Single price	$1,195,000

Median sale price

Median price	$1,321,250	Property Type	Unit	Suburb	Beaumaris
Period - From	19/09/2024	to	18/03/2025	Source	core_logic

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
24 Iluka Street Black Rock VIC 3193	$1,175,000	17/12/2024
3/260 Balcombe Road Mentone VIC 3194	$1,160,000	28/12/2024
2/18 Alfred Street Beaumaris VIC 3193	$1,175,000	12/10/2024

This Statement of Information was prepared on: 20/03/2025

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.