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	410 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 $1,965,500 Property Type House Suburb Beaumaris

Period - From 01/10/2023 to 30/09/2024 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	1 Mcnaught St BEAUMARIS 3193	$2,078,000	29/10/2024
2	9 Haydens Rd BEAUMARIS 3193	$2,020,000	12/10/2024
3	52-54 Reserve Rd BEAUMARIS 3193	$2,100,000	07/09/2024

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: 27/11/2024 11:39

410 Balcombe Road, Beaumaris Vic 3193



4 2 4

Property Type: House
Land Size: 742 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,100,000
Median House Price
Year ending September 2024: $1,965,500

Comparable Properties



1 Mcnaught St BEAUMARIS 3193 (REI)

5 3 3

Price: $2,078,000
Method: Sold Before Auction
Date: 29/10/2024
Property Type: House (Res)
Land Size: 672 sqm approx

Agent Comments



9 Haydens Rd BEAUMARIS 3193 (REI)

4 1 2

Price: $2,020,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 689 sqm approx

Agent Comments



52-54 Reserve Rd BEAUMARIS 3193 (REI)

4 2 2

Price: $2,100,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 897 sqm approx

Agent Comments

Account - Hodges | P: 03 9589 6077 | F: 03 9589 1597

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