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	3 Grandview Avenue, Beaumaris Vic 3193

Indicative selling price

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

Range between $2,600,000 & $2,750,000

Median sale price

Median price $2,025,000 Property Type House Suburb Beaumaris

Period - From 26/02/2024 to 25/02/2025 Source Property Data

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	9 Wellington Av BEAUMARIS 3193	$2,700,000	30/11/2024
2	10 Emily St BEAUMARIS 3193	$2,705,000	09/11/2024
3	23 Oak St BEAUMARIS 3193	$2,620,000	12/10/2024

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: 26/02/2025 10:54

3 Grandview Avenue, Beaumaris Vic 3193



Property Type:
Agent Comments

Indicative Selling Price
$2,600,000 - $2,750,000
Median House Price
26/02/2024 - 25/02/2025: $2,025,000

Comparable Properties



9 Wellington Av BEAUMARIS 3193 (REI/VG)
5 | 3 | 2

Price: $2,700,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 645 sqm approx

Agent Comments



10 Emily St BEAUMARIS 3193 (VG)
4 | - | -

Price: $2,705,000
Method: Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



23 Oak St BEAUMARIS 3193 (REI/VG)
4 | 3 | 2

Price: $2,620,000
Method: Private Sale
Date: 12/10/2024
Property Type: House
Land Size: 629 sqm approx

Agent Comments

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

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