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 | 4b Bolton Street, Beaumaris Vic 3193 |

## Indicative selling price

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

Range between $2,000,000 & $2,200,000

## Median sale price

Median price $1,978,000 Property Type House Suburb Beaumaris

Period - From 01/04/2024 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 | 26a Erowal St BEAUMARIS 3193 | $2,100,000 | 24/04/2025 |
| 2 | 17b Anita St BEAUMARIS 3193 | $2,200,000 | 04/04/2025 |
| 3 | 8a John St BEAUMARIS 3193 | $2,050,000 | 17/12/2024 |

**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: 02/05/2025 17:59

# 4b Bolton Street, Beaumaris Vic 3193

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4 3 2

**Property Type:** Townhouse (Single)
**Land Size:** 422 sqm approx

Agent Comments

**Indicative Selling Price**
$2,000,000 - $2,200,000
**Median House Price**
Year ending March 2025: $1,978,000

## Comparable Properties



**26a Erowal St BEAUMARIS 3193 (REI)**

4 3 3

**Price:** $2,100,000
**Method:** Private Sale
**Date:** 24/04/2025
**Property Type:** Townhouse (Single)
**Land Size:** 390 sqm approx

Agent Comments



**17b Anita St BEAUMARIS 3193 (REI)**

4 3 1

**Price:** $2,200,000
**Method:** Sold Before Auction
**Date:** 04/04/2025
**Property Type:** Townhouse (Res)

Agent Comments



**8a John St BEAUMARIS 3193 (REI/VG)**

4 3 2

**Price:** $2,050,000
**Method:** Private Sale
**Date:** 17/12/2024
**Property Type:** Townhouse (Single)
**Land Size:** 325 sqm approx

Agent Comments



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