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	2/117 Cromer Road, Beaumaris Vic 3193

Indicative selling price

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

Range between $750,000 & $825,000

Median sale price

Median price $1,398,000 Property Type Unit Suburb Beaumaris

Period - From 01/01/2024 to 31/12/2024 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	2/46 Patty St MENTONE 3194	$800,000	20/12/2024
2	1/23 Vardon Av BEAUMARIS 3193	$790,000	18/11/2024
3	6/143 Weatherall Rd CHELTENHAM 3192	$757,500	26/10/2024

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: 17/03/2025 13:01

2/117 Cromer Road, Beaumaris Vic 3193



2 1 1

Property Type: Unit
Land Size: 81 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $825,000
Median Unit Price
Year ending December 2024: $1,398,000

Comparable Properties

2/46 Patty St MENTONE 3194 (VG)

2 - -

Agent Comments

Price: $800,000
Method: Sale
Date: 20/12/2024
Property Type: Flat/Unit/Apartment (Res)

1/23 Vardon Av BEAUMARIS 3193 (VG)

3 - -

Agent Comments

Price: $790,000
Method: Sale
Date: 18/11/2024
Property Type: Flat/Unit/Apartment (Res)



6/143 Weatherall Rd CHELTENHAM 3192 (REI/VG)

2 1 1

Agent Comments

Price: $757,500
Method: Auction Sale
Date: 26/10/2024
Property Type: Unit

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

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