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	21 Surf Avenue, Beaumaris Vic 3193

Indicative selling price

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

Range between $3,000,000 & $3,200,000

Median sale price

Median price $1,835,000 Property Type House Suburb Beaumaris

Period - From 01/01/2025 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	3 Champion St BLACK ROCK 3193	$3,090,000	12/03/2025
2	47a First St BLACK ROCK 3193	$3,200,000	13/11/2024
3	17 Pasadena Av BEAUMARIS 3193	$3,010,000	09/11/2024

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: 07/05/2025 15:14

21 Surf Avenue, Beaumaris Vic 3193



4 3 4

Property Type: House

Agent Comments

Indicative Selling Price
$3,000,000 - $3,200,000
Median House Price
March quarter 2025: $1,835,000

Comparable Properties



3 Champion St BLACK ROCK 3193 (REI)

5 3 3

Price: $3,090,000
Method: Private Sale
Date: 12/03/2025
Property Type: House
Land Size: 668 sqm approx

Agent Comments



47a First St BLACK ROCK 3193 (REI/VG)

4 4 2

Price: $3,200,000
Method: Sold Before Auction
Date: 13/11/2024
Property Type: House (Res)
Land Size: 472 sqm approx

Agent Comments



17 Pasadena Av BEAUMARIS 3193 (REI/VG)

5 3 4

Price: $3,010,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400

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