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	3/20 Grandview Avenue, Beaumaris Vic 3193

Indicative selling price

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

Single price $1,295,000

Median sale price

Median price $1,320,000 Property Type Unit Suburb Beaumaris

Period - From 28/05/2024 to 27/05/2025 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	1/447 Beach Rd BEAUMARIS 3193	$1,250,000	24/05/2025
2	6/114 Bluff Rd BLACK ROCK 3193	$1,290,000	22/05/2025
3	7 Oakley St BEAUMARIS 3193	$1,300,000	15/03/2025

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: 28/05/2025 12:04

3/20 Grandview Avenue, Beaumaris Vic 3193

Amanda Jones
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3 1 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,295,000
Median Unit Price
28/05/2024 - 27/05/2025: $1,320,000

Comparable Properties



1/447 Beach Rd BEAUMARIS 3193 (REI)

3 1 2

Price: $1,250,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Unit

Agent Comments



6/114 Bluff Rd BLACK ROCK 3193 (REI)

3 2 2

Price: $1,290,000
Method: Private Sale
Date: 22/05/2025
Property Type: Villa
Land Size: 281 sqm approx

Agent Comments



7 Oakley St BEAUMARIS 3193 (REI)

3 2 2

Price: $1,300,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Townhouse (Res)

Agent Comments

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