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	31 Spicer Street, Beaumaris Vic 3193

Indicative selling price

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

Range between $1,550,000 & $1,650,000

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	46 Spicer St BEAUMARIS 3193	$1,670,000	25/04/2025
2	1 Spicer St BEAUMARIS 3193	$1,720,000	02/05/2025
3	76 Cromer Rd BEAUMARIS 3193	$1,570,000	05/02/2025

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: 13/05/2025 17:06

HODGES



3 2 1+

Property Type: House
Land Size: 653 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000 - $1,650,000
Median House Price
March quarter 2025: $1,835,000

Comparable Properties

46 Spicer St BEAUMARIS 3193 (REI)

3 2 2

Price: $1,670,000
Method:
Date: 25/04/2025
Property Type: House

Agent Comments



1 Spicer St BEAUMARIS 3193 (REI)

4 2 2

Price: $1,720,000
Method: Private Sale
Date: 02/05/2025
Property Type: House
Land Size: 720 sqm approx

Agent Comments



76 Cromer Rd BEAUMARIS 3193 (REI)

4 2 2

Price: $1,570,000
Method: Sold Before Auction
Date: 05/02/2025
Property Type: House
Land Size: 609 sqm approx

Agent Comments

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139

REIV THE DIFFERENCE

propertydata .com.au

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