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	18 Hutchison Avenue, Beaumaris VIC 3193

Indicative selling price

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

Range between $1,980,000 & $2,100,000

Median sale price

Median price $2,055,000 Property Type House Suburb Beaumaris

Period - From 26/11/2024 to 25/05/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
21 Rosemary Road Beaumaris VIC 3193	$2,150,000	07/12/2024
33 Wells Road Beaumaris VIC 3193	$1,985,000	28/11/2024
23 Coreen Ave Beaumaris VIC 3193	$2,000,000	02/04/2025

This Statement of Information was prepared on: 26/05/2025