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	4 Biarritz Avenue, Beaumaris VIC 3193

Indicative selling price

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

Range between $1,675,000 & $1,775,000

Median sale price

Median price $2,055,500 Property Type House Suburb Beaumaris

Period - From 18/02/2025 to 17/08/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
37 Bourke Street Mentone VIC 3194	$1,630,000	20/03/2025
139 Balcombe Road Mentone VIC 3194	$1,670,000	01/03/2025

This Statement of Information was prepared on: 18/08/2025