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<br>Including suburb and postcode | 14 Fairleigh Avenue, Beaumaris VIC 3193 |

## Indicative selling price

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

Range between $2,000,000 & $2,150,000

## Median sale price

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

Period - From 21/02/2025 to 20/08/2025 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 |
|---|---|---|
| 23 Coreen Avenue Beaumaris VIC 3193 | $2,000,000 | 29/03/2025 |
| | | |
| | | |

This Statement of Information was prepared on: 21/08/2025