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	23 Cromer Road, Beaumaris Vic 3193

Indicative selling price

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

Range between $2,600,000 & $2,850,000

Median sale price

Median price $2,025,000 Property Type House Suburb Beaumaris

Period - From 07/10/2024 to 06/10/2025 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	22b Haywood St BEAUMARIS 3193	$2,670,000	02/09/2025
2	26 Wattle Av BEAUMARIS 3193	$2,675,000	11/07/2025
3	25c Gareth Av BEAUMARIS 3193	$2,741,000	17/05/2025

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: 07/10/2025 08:53

23 Cromer Road, Beaumaris Vic 3193



4 4 2

Property Type: House
Land Size: 457 sqm approx

Agent Comments

Indicative Selling Price
$2,600,000 - $2,850,000
Median House Price
07/10/2024 - 06/10/2025: $2,025,000

Comparable Properties



22b Haywood St BEAUMARIS 3193 (REI)

4 3 4

Price: $2,670,000
Method: Sold Before Auction
Date: 02/09/2025
Property Type: Townhouse (Res)
Land Size: 363 sqm approx

Agent Comments



26 Wattle Av BEAUMARIS 3193 (REI/VG)

4 4 2

Price: $2,675,000
Method: Private Sale
Date: 11/07/2025
Property Type: House
Land Size: 699 sqm approx

Agent Comments



25c Gareth Av BEAUMARIS 3193 (REI)

4 3 2

Price: $2,741,000
Method: Auction Sale
Date: 17/05/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Hodges

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