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 | 8/46 Cromer Road, Beaumaris Vic 3193 |

## Indicative selling price

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

Single price $1,025,000

## Median sale price

Median price $1,397,500 Property Type Unit Suburb Beaumaris

Period - From 01/07/2025 to 30/09/2025 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 | 2/18 Wallace Cr BEAUMARIS 3193 | $1,033,000 | 06/09/2025 |
| 2 | 1/1 Patty St MENTONE 3194 | $1,139,000 | 06/09/2025 |
| 3 | 3/158 Balcombe Rd MENTONE 3194 | $1,040,000 | 07/08/2025 |

**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: 17/11/2025 14:21

# 8/46 Cromer Road, Beaumaris Vic 3193

Kate Fowler
9194 1200
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katefowler@jelliscraig.com.au




3 2 2

**Property Type:** Unit

**Indicative Selling Price**
$1,025,000
**Median Unit Price**
September quarter 2025: $1,397,500

## Comparable Properties



**2/18 Wallace Cr BEAUMARIS 3193 (REI/VG)**

2 1 1

**Price:** $1,033,000
**Method:** Auction Sale
**Date:** 06/09/2025
**Property Type:** Townhouse (Res)

Agent Comments



**1/1 Patty St MENTONE 3194 (REI)**

3 2 2

**Price:** $1,139,000
**Method:** Auction Sale
**Date:** 06/09/2025
**Property Type:** House (Res)
**Land Size:** 386 sqm approx

Agent Comments



**3/158 Balcombe Rd MENTONE 3194 (REI/VG)**

3 2 2

**Price:** $1,040,000
**Method:** Sold Before Auction
**Date:** 07/08/2025
**Property Type:** Townhouse (Res)
**Land Size:** 226 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 9194 1200

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