

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

1/434 Balcombe Road, Beaumaris VIC 3193

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,092,500

Property Type

Unit

Suburb

Beaumaris

Period - From

20/02/2026

to

19/08/2026

Source

Cotality™

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
2/517 Balcombe Rd BLACK ROCK	\$1,125,000	03/06/2026
5/434 Balcombe Rd BEAUMARIS	\$1,170,000	04/05/2026
4/33 Collins St MENTONE	\$1,100,000	28/03/2026

This Statement of Information was prepared on:

20/08/2026