

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

18 Wellington Avenue, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$1,978,000

Property Type House

Suburb Beaumaris

Period - From 01/04/2024

to

31/03/2025

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	366 Balcombe Rd BEAUMARIS 3193	\$1,800,000	29/03/2025
2	20 John St BEAUMARIS 3193	\$1,800,000	19/03/2025
3	18 Tramway Pde BEAUMARIS 3193	\$1,965,000	12/03/2025

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:

22/05/2025 14:20



Property Type: House (Previously Occupied - Detached)

Land Size: 571 sqm approx

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

Year ending March 2025: \$1,978,000

Comparable Properties



366 Balcombe Rd BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,800,000

Method: Auction Sale

Date: 29/03/2025

Property Type: House (Res)



20 John St BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,800,000

Method: Sold Before Auction

Date: 19/03/2025

Property Type: House (Res)

Land Size: 650 sqm approx



18 Tramway Pde BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,965,000

Method: Private Sale

Date: 12/03/2025

Property Type: House

Land Size: 534 sqm approx

Account - Hodges