

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

183 Balcombe Road, Beaumaris Vic 3193

Indicative selling price

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

Single price

\$1,420,000

Median sale price

Median price

\$1,630,000

Property Type

Vacant land

Suburb

Beaumaris

Period - From

04/08/2025

to

03/08/2026

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	29 Michael St BEAUMARIS 3193	\$1,410,000	21/05/2026
2	73 Dalgetty Rd BEAUMARIS 3193	\$1,420,000	04/05/2026
3	71 Church St BEAUMARIS 3193	\$1,450,000	02/05/2026

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:

04/08/2026 14:16



3 1 2

Rooms: 5

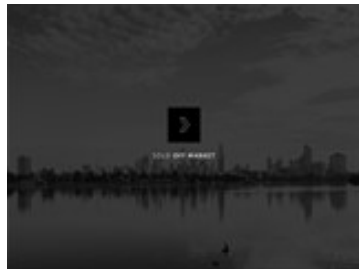
Property Type: House corner block

Land Size: 617sqmt appx sqm approx

Agent Comments

Held by the one family since 1958, this much-loved cream brick home occupies a prized 617sqm (approx.) corner allotment (40.5m x 15.24m), offering exciting possibilities to renovate, rebuild or redevelop (STCA).

Comparable Properties



29 Michael St BEAUMARIS 3193 (REI/VG)

Agent Comments

4 1 2

Price: \$1,410,000

Method: Private Sale

Date: 21/05/2026

Property Type: House (Res)

Land Size: 585 sqm approx



73 Dalgetty Rd BEAUMARIS 3193 (REI/VG)

Agent Comments

3 1 2

Price: \$1,420,000

Method: Private Sale

Date: 04/05/2026

Property Type: House

Land Size: 704 sqm approx



71 Church St BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 1

Price: \$1,450,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 558 sqm approx