

# 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

25/33 Bodley Street, Beaumaris Vic 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,180,000 & \$1,280,000

### Median sale price

Median price \$1,417,500 Property Type Unit Suburb Beaumaris

Period - From 01/10/2022 to 30/09/2023 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 | 12/133 Charman Rd BEAUMARIS 3193 | \$1,250,000 | 13/07/2023   |
| 2 | 5/430 Balcombe Rd BEAUMARIS 3193 | \$1,220,000 | 06/10/2023   |
| 3 | 10/472 Beach Rd BEAUMARIS 3193   | \$1,125,000 | 15/10/2023   |

**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:

11/11/2023 08:58

25/33 Bodley Street, Beaumaris Vic 3193



 3  2  3

**Rooms:** 4  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$1,180,000 - \$1,280,000  
**Median Unit Price**  
Year ending September 2023: \$1,417,500

## Comparable Properties



**12/133 Charman Rd BEAUMARIS 3193 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$1,250,000  
**Method:** Sold Before Auction  
**Date:** 13/07/2023  
**Property Type:** Townhouse (Res)



**5/430 Balcombe Rd BEAUMARIS 3193 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,220,000  
**Method:** Sold Before Auction  
**Date:** 06/10/2023  
**Property Type:** Townhouse (Res)



**10/472 Beach Rd BEAUMARIS 3193 (REI)**

**Agent Comments**

 2  2  2

**Price:** \$1,125,000  
**Method:** Private Sale  
**Date:** 15/10/2023  
**Property Type:** Apartment

**Account - Jellis Craig**



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