

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

14 Rossmith Avenue, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,884,444 Property Type House Suburb Beaumaris

Period - From 01/10/2025 to 31/12/2025 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	16 Mcivor St CHELTENHAM 3192	\$1,400,000	14/02/2026
2	9B Lilian Ct BEAUMARIS 3193	\$1,475,000	11/12/2025
3	10a Hastings Av BEAUMARIS 3193	\$1,460,000	06/12/2025

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:

24/02/2026 08:55



Property Type: House (Previously Occupied - Detached)

Land Size: 458 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

December quarter 2025: \$1,884,444

Comparable Properties



16 Mcivor St CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,400,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Land Size: 498 sqm approx



9B Lilian Ct BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,475,000

Method: Private Sale

Date: 11/12/2025

Property Type: Townhouse (Single)

Land Size: 274 sqm approx



10a Hastings Av BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,460,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 305 sqm approx

Account - Hodges



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