

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

2/278 BALCOMBE ROAD BEAUMARIS VIC 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single-Price

or range
between

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,175,000

Property type

Unit

Suburb

Beaumaris

Period-from

01 Feb 2025

to

31 Jan 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 6 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

1/74 PELLATT STREET BEAUMARIS VIC 3193	\$1,280,000	19-Nov-25
8 ROSSMITH AVENUE BEAUMARIS VIC 3193	\$1,285,000	03-Nov-25

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 6 months.

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1/74 PELLATT STREET BEAUMARIS Sold Price **\$1,280,000** Sold Date **19-Nov-25**
VIC 3193

4 2 1

Distance **0.98km**



8 ROSSMITH AVENUE BEAUMARIS Sold Price **\$1,285,000** Sold Date **03-Nov-25**
VIC 3193

3 2 2

Distance **0.18km**

RS = Recent sale **UN** = Undisclosed Sale

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