

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

4 CORAL AVENUE 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

\$4,850,000

&

\$5,330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,085,000

Property type

House

Suburb

Beaumaris

Period-from

01 Nov 2024

to

31 Oct 2025

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

15 WELLINGTON AVENUE BEAUMARIS VIC 3193	\$4,800,000	05-Jul-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.

This Statement of Information was prepared on: 11 November 2025



**15 WELLINGTON AVENUE
BEAUMARIS VIC 3193**

 4  5  2

Sold Price **\$4,800,000** Sold Date **05-Jul-25**

Distance **0.54km**

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

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