

# 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

11a Church 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 \$1,800,000 & \$1,875,000

### Median sale price

Median price \$2,086,500 Property Type House Suburb Beaumaris

Period - From 26/03/2025 to 25/03/2026 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	61 Tramway Pde BEAUMARIS 3193	\$1,850,000	08/02/2026
2	7 Canberra Gr BEAUMARIS 3193	\$1,850,000	10/10/2025
3			

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: 26/03/2026 20:40



 4   
  3   
  2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$1,800,000 - \$1,875,000

**Median House Price**

26/03/2025 - 25/03/2026: \$2,086,500

## Comparable Properties



**61 Tramway Pde BEAUMARIS 3193 (REI)**

Agent Comments

 3   
  2   
  2

**Price:** \$1,850,000

**Method:** Private Sale

**Date:** 08/02/2026

**Property Type:** Townhouse (Res)



**7 Canberra Gr BEAUMARIS 3193 (VG)**

Agent Comments

 4   
  -   
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**Price:** \$1,850,000

**Method:** Sale

**Date:** 10/10/2025

**Property Type:** Flat/Unit/Apartment (Res)

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.

**Account - The Agency Victoria** | P: 03 8578 0388



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