

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

26a Erowal Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,100,000 & \$2,150,000

Median sale price

Median price \$1,750,000 Property Type Townhouse Suburb Beaumaris

Period - From 04/02/2024 to 03/02/2025 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	8a Gareth Av BEAUMARIS 3193	\$2,225,000	23/10/2024
2	11b McNaught St BEAUMARIS 3193	\$2,200,000	01/10/2024
3	27a Cherbourg Av BEAUMARIS 3193	\$2,100,000	21/09/2024

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: 04/02/2025 16:07



4
 3
 2

Indicative Selling Price
 \$2,100,000 - \$2,150,000
Median Townhouse Price
 04/02/2024 - 03/02/2025: \$1,750,000

Comparable Properties



8a Gareth Av BEAUMARIS 3193 (REI/VG)

Agent Comments

4
 3
 2

Price: \$2,225,000
Method: Sold Before Auction
Date: 23/10/2024
Property Type: Townhouse (Res)
Land Size: 375 sqm approx



11b McNaught St BEAUMARIS 3193 (REI/VG)

Agent Comments

4
 3
 2

Price: \$2,200,000
Method: Private Sale
Date: 01/10/2024
Property Type: House
Land Size: 341 sqm approx



27a Cherbourg Av BEAUMARIS 3193 (REI/VG)

Agent Comments

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 3
 2

Price: \$2,100,000
Method: Auction Sale
Date: 21/09/2024
Property Type: Townhouse (Res)
Land Size: 333 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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