

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

65a Tramway Parade, Beaumaris Vic 3193

Indicative selling price

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

Single price \$2,250,000

Median sale price

Median price \$1,600,000

Property Type Townhouse

Suburb Beaumaris

Period - From 30/08/2025

to 29/08/2026

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	4a Rosemary Rd BEAUMARIS 3193	\$2,210,000	16/07/2026
2	13a Tibbles St BEAUMARIS 3193	\$2,275,000	28/05/2026
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:

30/08/2026 13:34



4 2 5

Property Type: Townhouse
(Single)
Land Size: 429 sqm approx
Agent Comments

Indicative Selling Price
\$2,250,000
Median Townhouse Price
30/08/2025 - 29/08/2026: \$1,600,000

Comparable Properties



4a Rosemary Rd BEAUMARIS 3193 (REI)

Agent Comments

4 3 2

Price: \$2,210,000
Method: Private Sale
Date: 16/07/2026
Property Type: Townhouse (Res)



13a Tibbles St BEAUMARIS 3193 (REI/VG)

Agent Comments

4 3 2

Price: \$2,275,000
Method: Private Sale
Date: 28/05/2026
Property Type: Townhouse (Single)
Land Size: 386 sqm approx

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.