

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

22 Gramatan Avenue, Beaumaris VIC 3193

Indicative selling price

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

Single price

\$1,830,000

Median sale price

Median price

\$2,100,000

Property Type

House

Suburb

Beaumaris

Period - From

30/09/2025

to

30/03/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
41 Morey Road Beaumaris VIC 3193	\$1,800,000	26/03/2026
14 Wattle Avenue Beaumaris VIC 3193	\$1,800,000	29/11/2025
36 Folkestone Crescent Beaumaris VIC 3193	\$1,825,000	30/10/2025

This Statement of Information was prepared on:

01/04/2026