

## 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  
10A HASTINGS 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  \$1,200,000 &  \$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$1,240,000	Property type	Unit	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
8 ROSSMITH AVENUE BEAUMARIS VIC 3193	\$1,285,000	03-Nov-25
1/74 PELLATT STREET BEAUMARIS VIC 3193	\$1,280,000	16-Nov-25
1/22 LYNETTE AVENUE BEAUMARIS VIC 3193	\$1,175,000	16-Aug-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: 22 November 2025

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**8 ROSSMITH AVENUE BEAUMARIS** Sold Price **RS \$1,285,000** Sold Date **03-Nov-25**  
**VIC 3193**

 3  2  2

Distance **0.29km**



**1/74 PELLATT STREET BEAUMARIS** Sold Price **RS \$1,280,000** Sold Date **16-Nov-25**  
**VIC 3193**

 3  2  1

Distance **0.67km**



**1/22 LYNETTE AVENUE BEAUMARIS VIC 3193** Sold Price **\$1,175,000** Sold Date **16-Aug-25**

 2  1  1

Distance **1.5km**

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

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