

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

1/11a Mcnaught Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,875,000 & \$1,990,000

Median sale price

Median price \$1,900,000 Property Type Townhouse Suburb Beaumaris

Period - From 30/05/2024 to 29/05/2025 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	19a Rossmith Av BEAUMARIS 3193	\$1,925,000	14/05/2025
2	4b Rosemary Rd BEAUMARIS 3193	\$1,985,000	02/04/2025
3	2/11a McNaught St BEAUMARIS 3193	\$2,000,000	05/03/2025

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:

30/05/2025 10:34

1/11a Mcnaught Street, Beaumaris Vic 3193



Angus Graham

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Indicative Selling Price

\$1,875,000 - \$1,990,000

Median Townhouse Price

30/05/2024 - 29/05/2025: \$1,900,000



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



19a Rossmith Av BEAUMARIS 3193 (REI)

Agent Comments

4 2 2

Price: \$1,925,000

Method: Private Sale

Date: 14/05/2025

Property Type: Townhouse (Res)



4b Rosemary Rd BEAUMARIS 3193 (REI)

Agent Comments

4 3 2

Price: \$1,985,000

Method: Sold Before Auction

Date: 02/04/2025

Property Type: Townhouse (Res)



2/11a McNaught St BEAUMARIS 3193 (REI)

Agent Comments

4 3 2

Price: \$2,000,000

Method: Private Sale

Date: 05/03/2025

Property Type: House

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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