

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

Single price \$2,129,000

Median sale price

Median price \$1,750,000

Property Type Townhouse

Suburb Beaumaris

Period - From 24/03/2024

to 23/03/2025

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			

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:

24/03/2025 11:32



Property Type: Townhouse

Comparable Properties



8a Gareth Av BEAUMARIS 3193 (REI/VG)

Agent Comments



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



Price: \$2,200,000

Method: Private Sale

Date: 01/10/2024

Property Type: House

Land Size: 341 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.