

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
2 ARMSTRONG STREET 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 \$1,880,000 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price \$2,085,000 Property type House 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
78 PELLATT STREET BEAUMARIS VIC 3193	\$1,850,000	11-Oct-25
60 SCOTT STREET BEAUMARIS VIC 3193	\$1,837,000	28-Jul-25
68 RESERVE ROAD BEAUMARIS VIC 3193	\$1,800,000	05-Nov-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: 29 November 2025

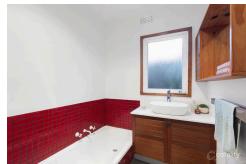


**78 PELLATT STREET BEAUMARIS
VIC 3193**

 3  2  3

Sold Price **RS \$1,850,000** Sold Date **11-Oct-25**

Distance **0.52km**



60 SCOTT STREET BEAUMARIS VIC 3193

 4  2  2

Sold Price **\$1,837,000** Sold Date **28-Jul-25**

Distance **0.78km**



**68 RESERVE ROAD BEAUMARIS
VIC 3193**

 5  2  2

Sold Price **RS \$1,800,000** Sold Date **05-Nov-25**

Distance **1.35km**

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

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