

# 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

178 Tramway Parade, Beaumaris Vic 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,800,000

&

\$1,980,000

### Median sale price

Median price

\$2,000,000

Property Type

House

Suburb

Beaumaris

Period - From

01/07/2023

to

30/06/2024

Source

REIV

### 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	12 Raymond St BEAUMARIS 3193	\$1,981,000	07/09/2024
2	3 Oakley St BEAUMARIS 3193	\$1,999,999	18/05/2024
3	20 Coreen Av BEAUMARIS 3193	\$1,990,000	24/04/2024

**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:

02/10/2024 13:33



**Rooms:** 5

**Property Type:** House

**Land Size:** 688.67 sqm approx

[Agent Comments](#)

## Comparable Properties



**12 Raymond St BEAUMARIS 3193 (REI)**

[Agent Comments](#)



**Price:** \$1,981,000

**Method:** Auction Sale

**Date:** 07/09/2024

**Property Type:** House (Res)

**Land Size:** 697 sqm approx



**3 Oakley St BEAUMARIS 3193 (REI/VG)**

[Agent Comments](#)



**Price:** \$1,999,999

**Method:** Private Sale

**Date:** 18/05/2024

**Property Type:** House

**Land Size:** 750 sqm approx



**20 Coreen Av BEAUMARIS 3193 (REI/VG)**

[Agent Comments](#)



**Price:** \$1,990,000

**Method:** Sold Before Auction

**Date:** 24/04/2024

**Property Type:** House (Res)

**Land Size:** 589 sqm approx