

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

2/4 KERR 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

or range
between

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,240,000

Property type

Unit

Suburb

Beaumaris

Period-from

01 Aug 2025

to

31 Jul 2026

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

108A COLLINS STREET MENTONE VIC 3194	\$1,275,000	11-Jul-26
2/278 BALCOMBE ROAD BEAUMARIS VIC 3193	\$1,390,000	21-Mar-26
9A COMPORT STREET BEAUMARIS VIC 3193	\$1,400,000	27-Mar-26

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: 03 August 2026


**108A COLLINS STREET MENTONE
VIC 3194**

Sold Price

^{RS}
\$1,275,000

Sold Date

11-Jul-26


Distance

1.56km

**2/278 BALCOMBE ROAD
BEAUMARIS VIC 3193**

Sold Price

^{RS}
\$1,390,000

Sold Date

21-Mar-26


Distance

0km

**9A COMPORT STREET BEAUMARIS
VIC 3193**

Sold Price

\$1,400,000

Sold Date

27-Mar-26


Distance

1.84km
RS = Recent sale

UN = Undisclosed Sale

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