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	2a Erowal Street, Beaumaris VIC 3193

Indicative selling price

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

Range between $1,490,000 & $1,575,000

Median sale price

Median price $2,100,000 Property Type House Suburb Beaumaris

Period - From 01/10/2025 to 30/03/2026 Source Cotality™

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
44A Bluff Road Black Rock VIC 3193	$1,580,000	06/12/2025
23 Cheltenham Road Black Rock VIC 3193	$1,560,000	22/11/2025

This Statement of Information was prepared on: 31/03/2026