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	9A COMPORT 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	$1,210,000	Property type	Unit	Suburb	Beaumaris
Period-from	01 Mar 2025	to	28 Feb 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
10A HASTINGS AVENUE BEAUMARIS VIC 3193	$1,460,000	06-Dec-25
3/44 HAYDENS ROAD BEAUMARIS VIC 3193	$1,521,000	19-Feb-26
36 REID STREET BEAUMARIS VIC 3193	$1,670,000	23-Dec-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: 20 March 2026

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10A HASTINGS AVENUE BEAUMARIS VIC 3193

4 1 2

Sold Price **$1,460,000** Sold Date **06-Dec-25**

Distance **1.57km**



3/44 HAYDENS ROAD BEAUMARIS VIC 3193

3 2 2

Sold Price RS **$1,521,000** UN Sold Date **19-Feb-26**

Distance **-**



36 REID STREET BEAUMARIS VIC 3193

3 2 2

Sold Price RS **$1,670,000** UN Sold Date **23-Dec-25**

Distance **0.16km**

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

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