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	11a Church Street, Beaumaris Vic 3193

Indicative selling price

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

Single price $1,825,000

Median sale price

Median price	$1,587,500	Property Type	Townhouse	Suburb	Beaumaris
Period - From	08/05/2025	to	07/05/2026	Source	Property Data

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	61 Tramway Pde BEAUMARIS 3193	$1,850,000	08/02/2026
2			
3			

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: 08/05/2026 12:37

11a Church Street, Beaumaris Vic 3193

THE AGENCY



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,825,000
Median Townhouse Price
08/05/2025 - 07/05/2026: $1,587,500

Comparable Properties



61 Tramway Pde BEAUMARIS 3193 (REI/VG)

3 2 2

Price: $1,850,000
Method: Private Sale
Date: 08/02/2026
Property Type: Townhouse (Res)

Agent Comments

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.

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