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: 6 Michael Street, Beaumaris VIC 3193

Indicative selling price

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

Single price: $1,495,000

Median sale price

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

Period - From: 08/12/2025 to: 07/06/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
71 Church Street Beaumaris VIC 3193	$1,450,000	02/05/2026
63 Park Road Cheltenham VIC 3192	$1,480,000	21/02/2026
18 Barker Street Cheltenham VIC 3192	$1,550,000	24/12/2025

This Statement of Information was prepared on: 09/06/2026