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 Armstrong Street, Beaumaris Vic 3193

Indicative selling price

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

Single price $1,729,000

Median sale price

Median price $2,062,500 Property Type House Suburb Beaumaris

Period - From 01/07/2025 to 30/06/2026 Source REIV

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	375 Balcombe Rd BEAUMARIS 3193	$1,750,000	03/07/2026
2	17 Tibbles St BEAUMARIS 3193	$1,685,000	02/05/2026
3	8 Shands St BEAUMARIS 3193	$1,885,000	24/04/2026

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: 10/08/2026 14:34

2 Armstrong Street, Beaumaris Vic 3193

JellisCraig

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3 1 2

Property Type: House

Indicative Selling Price
$1,729,000
Median House Price
Year ending June 2026: $2,062,500

Comparable Properties



375 Balcombe Rd BEAUMARIS 3193 (REI)

4 2 2

Price: $1,750,000
Method: Private Sale
Date: 03/07/2026
Property Type: House (Res)

Agent Comments



17 Tibbles St BEAUMARIS 3193 (REI)

3 2 2

Price: $1,685,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 783 sqm approx

Agent Comments



8 Shands St BEAUMARIS 3193 (REI)

- - -

Price: $1,885,000
Method: Private Sale
Date: 24/04/2026
Property Type: Land
Land Size: 845 sqm approx

Agent Comments

REIV THE DIFFERENCE

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