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	3/120 Tramway Parade, Beaumaris Vic 3193

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,740,000 Property Type Townhouse Suburb Beaumaris

Period - From 14/03/2024 to 13/03/2025 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	4/132 Charman Rd MENTONE 3194	$1,121,250	19/02/2025
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: 14/03/2025 09:20

3/120 Tramway Parade, Beaumaris Vic 3193



3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median Townhouse Price
14/03/2024 - 13/03/2025: $1,740,000

Comparable Properties



4/132 Charman Rd MENTONE 3194 (REI)

3 2 2

Price: $1,121,250
Method: Sold Before Auction
Date: 19/02/2025
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.

Account - Hodges | P: 03 9589 6077 | F: 03 9589 1597

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