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	101 Pellatt Street, Beaumaris VIC 3193

Indicative selling price

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

Single price $2,500,000

Median sale price

Median price $2,055,000 Property Type House Suburb Beaumaris

Period - From 03/12/2024 to 02/06/2025 Source core_logic

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
7 Deauville Street Beaumaris VIC 3193	$2,555,000	22/03/2025
67 Tramway Parade Beaumaris VIC 3193	$2,650,000	13/12/2024
7 Wattle Avenue, Beaumaris	$2,535,000	12/04/2025

This Statement of Information was prepared on: 03/06/2025