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	1/15 Gordon Street, Beaumaris VIC 3193

Indicative selling price

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

Range between $1,280,000 & $1,350,000

Median sale price

Median price $2,055,500 Property Type House Suburb Beaumaris

Period - From 19/02/2025 to 18/08/2025 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
3 Correa Avenue Cheltenham VIC 3192	$1,455,000	16/08/2025
47 Stuart Avenue Cheltenham VIC 3192	$1,300,000	29/03/2025
40 Paul Street Cheltenham VIC 3192	$1,380,000	19/03/2025

This Statement of Information was prepared on: 19/08/2025