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	4/12 Towers Street, Beaumaris Vic 3193

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $1,300,000 Property Type Unit Suburb Beaumaris

Period - From 21/08/2024 to 20/08/2025 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	1/24 Patty St MENTONE 3194	$834,000	24/05/2025
2	2/117 Cromer Rd BEAUMARIS 3193	$805,000	09/05/2025
3	2/3 Wilkins Av BEAUMARIS 3193	$850,000	22/02/2025

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: 21/08/2025 14:29

4/12 Towers Street, Beaumaris Vic 3193



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median Unit Price
21/08/2024 - 20/08/2025: $1,300,000

Comparable Properties



1/24 Patty St MENTONE 3194 (REI)

2 1 2

Price: $834,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Villa

Agent Comments



2/117 Cromer Rd BEAUMARIS 3193 (REI/VG)

2 1 1

Price: $805,000
Method: Private Sale
Date: 09/05/2025
Property Type: Unit
Land Size: 81 sqm approx

Agent Comments



2/3 Wilkins Av BEAUMARIS 3193 (REI/VG)

2 1 1

Price: $850,000
Method: Auction Sale
Date: 22/02/2025
Property Type: Unit

Agent Comments

Account - Hodges

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