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	8/5 Alfred Street, Beaumaris Vic 3193

Indicative selling price

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

Single price $739,000

Median sale price

Median price $975,000 Property Type Unit Suburb Beaumaris

Period - From 03/11/2024 to 02/11/2025 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	2/35-37 Balcombe Rd MENTONE 3194	$730,000	29/10/2025
2	3/5 Alfred St BEAUMARIS 3193	$775,000	08/10/2025
3	8/14 Naples Rd MENTONE 3194	$800,000	21/09/2025

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: 03/11/2025 08:49

8/5 Alfred Street, Beaumaris Vic 3193

Amanda Thomson
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2 1 1

Property Type: Unit

Agent Comments

Renovated Villa in small quiet group within a walk to everything.

Indicative Selling Price
$739,000
Median Unit Price
03/11/2024 - 02/11/2025: $975,000

Comparable Properties



2/35-37 Balcombe Rd MENTONE 3194 (REI)

2 1 1

Price: $730,000
Method: Private Sale
Date: 29/10/2025
Property Type: Unit

Agent Comments



3/5 Alfred St BEAUMARIS 3193 (REI)

2 1 1

Price: $775,000
Method: Private Sale
Date: 08/10/2025
Property Type: Unit
Land Size: 138 sqm approx

Agent Comments



8/14 Naples Rd MENTONE 3194 (REI/VG)

2 1 1

Price: $800,000
Method: Sold Before Auction
Date: 21/09/2025
Property Type: Unit

Agent Comments

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