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	1/1 RENE STREET BEAUMARIS VIC 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,250,000	&	$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,280,000	Property type	Unit	Suburb	Beaumaris
Period-from	01 Oct 2024	to	30 Sep 2025	Source	Cotality

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 6 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
7 OAKLEY STREET BEAUMARIS VIC 3193	$1,300,000	15-Mar-25
8 OAKLEY STREET BEAUMARIS VIC 3193	$1,280,000	09-Nov-24
1/28 CHURCH STREET BEAUMARIS VIC 3193	$1,398,000	19-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 15 October 2025

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7 OAKLEY STREET BEAUMARIS VIC 3193

3 2 2

Sold Price **$1,300,000** Sold Date **15-Mar-25**

Distance **0.13km**



8 OAKLEY STREET BEAUMARIS VIC 3193

3 1 2

Sold Price **$1,280,000** Sold Date **09-Nov-24**

Distance **0.15km**



1/28 CHURCH STREET BEAUMARIS VIC 3193

3 2 2

Sold Price **$1,398,000** Sold Date **19-Apr-24**

Distance **0.17km**

RS = Recent sale **UN** = Undisclosed Sale

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