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	7 Coral Avenue, 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: $2,033,000 | Property Type: House | Suburb: Beaumaris

Period - From: 01/10/2024 to: 30/09/2025 | Source: REIV

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	49 Fourth St BEAUMARIS 3193	$2,350,000	13/09/2025
2	14 Fairleigh Av BEAUMARIS 3193	$2,300,000	06/09/2025
3	18 Bellaire Ct BEAUMARIS 3193	$2,275,000	30/08/2025

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: 04/12/2025 11:17

7 Coral Avenue, Beaumaris Vic 3193



3 2 2

Property Type:
Land Size: 803sqm approx sqm approx

Agent Comments

Indicative Selling Price
$2,500,000
Median House Price
Year ending September 2025: $2,033,000

Comparable Properties



49 Fourth St BEAUMARIS 3193 (REI/VG)

3 2 1

Price: $2,350,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 1025 sqm approx

Agent Comments



14 Fairleigh Av BEAUMARIS 3193 (REI)

4 2 2

Price: $2,300,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 715 sqm approx

Agent Comments



18 Bellaire Ct BEAUMARIS 3193 (REI/VG)

4 2 2

Price: $2,275,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House
Land Size: 664 sqm approx

Agent Comments

Account - Hodges

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