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: 17/133-135 Charman Road, Beaumaris Vic 3193

Indicative selling price

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

Range between: $900,000 & $990,000

Median sale price

Median price: $1,030,000 Property Type: Unit Suburb: Beaumaris

Period - From: 01/10/2025 to: 31/12/2025 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	3/20 Garfield St CHELTENHAM 3192	$967,500	18/10/2025
2	1/23 Charles St CHELTENHAM 3192	$970,000	25/08/2025
3	2/379 Balcombe Rd BEAUMARIS 3193	$975,000	09/08/2025

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: 27/01/2026 12:56

17/133-135 Charman Road, Beaumaris Vic 3193

JellisCraig

Danielle Harvey
03 9194 1200
0433 509 786
danielleharvey@jelliscraig.com.au

Indicative Selling Price
$900,000 - $990,000
Median Unit Price
December quarter 2025: $1,030,000



2 1 2

Property Type:
Agent Comments

Comparable Properties



3/20 Garfield St CHELTENHAM 3192 (REI/VG)

2 2 2

Price: $967,500
Method: Auction Sale
Date: 18/10/2025
Property Type: Villa
Land Size: 209 sqm approx

Agent Comments

1/23 Charles St CHELTENHAM 3192 (VG)

3 - -

Price: $970,000
Method: Sale
Date: 25/08/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



2/379 Balcombe Rd BEAUMARIS 3193 (REI)

2 2 1

Price: $975,000
Method: Auction Sale
Date: 09/08/2025
Property Type: Unit
Land Size: 204 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

REIV THE DIFFERENCE | propertydata.com.au

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