

# 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

1/99 Pellatt Street, Beaumaris Vic 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$1,180,000

&

\$1,290,000

### Median sale price

Median price

\$1,740,000

Property Type

Townhouse

Suburb

Beaumaris

Period - From

23/04/2024

to

22/04/2025

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	10a Llewellyn St BEAUMARIS 3193	\$1,240,000	26/03/2025
2	22a Fourth St BLACK ROCK 3193	\$1,275,000	21/02/2025
3	6 Biarritz Av BEAUMARIS 3193	\$1,220,000	05/12/2024

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:

23/04/2025 16:02



 4  
  2  
  2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$1,180,000 - \$1,290,000

**Median Townhouse Price**

23/04/2024 - 22/04/2025: \$1,740,000

## Comparable Properties



**10a Llewellyn St BEAUMARIS 3193 (REI)**

Agent Comments

 3  
  2  
  2

**Price:** \$1,240,000

**Method:** Sold Before Auction

**Date:** 26/03/2025

**Property Type:** Townhouse (Res)

**Land Size:** 339 sqm approx

**22a Fourth St BLACK ROCK 3193 (VG)**

Agent Comments

 3  
  -  
  -

**Price:** \$1,275,000

**Method:** Sale

**Date:** 21/02/2025

**Property Type:** Flat/Unit/Apartment (Res)



**6 Biarritz Av BEAUMARIS 3193 (REI/VG)**

Agent Comments

 2  
  2  
  2

**Price:** \$1,220,000

**Method:** Private Sale

**Date:** 05/12/2024

**Property Type:** House

**Land Size:** 328 sqm approx

**Account - Hodges** | P: 03 95846500 | F: 03 95848216