

# 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

6 Armstrong 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

\$2,100,000

&

\$2,300,000

### Median sale price

Median price

\$1,930,000

Property Type

House

Suburb

Beaumaris

Period - From

12/11/2023

to

11/11/2024

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	23 Charman Rd BEAUMARIS 3193	\$2,200,000	26/10/2024
2	9 Haydens Rd BEAUMARIS 3193	\$2,020,000	12/10/2024
3	14 Florida Av BEAUMARIS 3193	\$2,250,000	17/05/2024

**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:

12/11/2024 13:37



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Property Type:  
Agent Comments

Indicative Selling Price  
\$2,100,000 - \$2,300,000  
Median House Price  
12/11/2023 - 11/11/2024: \$1,930,000

## Comparable Properties



23 Charman Rd BEAUMARIS 3193 (REI)

Agent Comments

 4  2  2

Price: \$2,200,000  
Method: Auction Sale  
Date: 26/10/2024  
Property Type: House (Res)



9 Haydens Rd BEAUMARIS 3193 (REI)

Agent Comments

 4  1  2

Price: \$2,020,000  
Method: Auction Sale  
Date: 12/10/2024  
Property Type: House (Res)  
Land Size: 689 sqm approx



14 Florida Av BEAUMARIS 3193 (REI/VG)

Agent Comments

 5  3  2

Price: \$2,250,000  
Method: Sold Before Auction  
Date: 17/05/2024  
Property Type: House (Res)  
Land Size: 738 sqm approx

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805