

# 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 Oakley Street, Beaumaris Vic 3193

### Indicative selling price

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

Single price \$1,250,000

### Median sale price

Median price \$1,350,000

Property Type Unit

Suburb Beaumaris

Period - From 01/10/2024

to 31/12/2024

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	8 Oakley St BEAUMARIS 3193	\$1,280,000	09/11/2024
2	1/38 Towers St BEAUMARIS 3193	\$1,280,000	05/10/2024
3	4/4-6 Florence St MENTONE 3194	\$1,270,000	12/09/2024

**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:

05/03/2025 15:23



 3    2    2

**Property Type:** Townhouse

## Comparable Properties



**8 Oakley St BEAUMARIS 3193 (REI/VG)**

[Agent Comments](#)

 3    2    2

**Price:** \$1,280,000

**Method:** Private Sale

**Date:** 09/11/2024

**Property Type:** Townhouse (Res)

**Land Size:** 265 sqm approx



**1/38 Towers St BEAUMARIS 3193 (REI/VG)**

[Agent Comments](#)

 3    2    2

**Price:** \$1,280,000

**Method:** Auction Sale

**Date:** 05/10/2024

**Property Type:** Townhouse (Res)



**4/4-6 Florence St MENTONE 3194 (REI)**

[Agent Comments](#)

 3    2    2

**Price:** \$1,270,000

**Method:** Private Sale

**Date:** 12/09/2024

**Property Type:** Townhouse (Single)