

# 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

2/62 East Concourse, Beaumaris Vic 3193

### Indicative selling price

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

Range between

\$680,000

&

\$740,000

### Median sale price

Median price

\$1,350,000

Property Type

Unit

Suburb

Beaumaris

Period - From

07/01/2024

to

06/01/2025

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	3/10 Towers St BEAUMARIS 3193	\$720,000	09/12/2024
2	1/40-42 Charman Rd MENTONE 3194	\$720,000	21/09/2024
3	3/117 Cromer Rd BEAUMARIS 3193	\$695,000	12/08/2024

**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:

07/01/2025 13:28



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Property Type: Apartment  
Agent Comments

**Indicative Selling Price**  
\$680,000 - \$740,000  
**Median Unit Price**  
07/01/2024 - 06/01/2025: \$1,350,000

## Comparable Properties



3/10 Towers St BEAUMARIS 3193 (REI)

Agent Comments

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Price: \$720,000  
Method: Private Sale  
Date: 09/12/2024  
Property Type: Unit



1/40-42 Charman Rd MENTONE 3194 (REI)

Agent Comments

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Price: \$720,000  
Method: Auction Sale  
Date: 21/09/2024  
Property Type: Unit  
Land Size: 200 sqm approx



3/117 Cromer Rd BEAUMARIS 3193 (REI/VG)

Agent Comments

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Price: \$695,000  
Method: Private Sale  
Date: 12/08/2024  
Property Type: Unit

Account - Jellis Craig



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