## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for	sale
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Address Including suburb and postcode	10/133 Charman Road, Beaumaris VIC 3193

#### Indicative selling price

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

Range between \$960,000	&	\$1,020,000
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#### Median sale price

Median price \$1,240,000	Pro	operty Type Uni	t	Suburb	Beaumaris
Period - From 11/05/2025	to	10/11/2025	Sourc	e Cotality	тм

#### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3/20 Garfield Street Cheltenham VIC 3192	\$967,500	18/10/2025
2/18 Wallace Crescent Beaumaris VIC 3193	\$1,033,000	06/09/2025
379 Balcombe Road Beaumaris VIC 3193	\$975,000	09/08/2025

This Statement of Information was prepared on:	11/11/2025

