

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

10/5 ALFRED STREET BEAUMARIS VIC 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,137,500

Property type

Unit

Suburb

Beaumaris

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 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

3/1 ALFRED STREET BEAUMARIS VIC 3193	\$750,000	30-May-26
8/12 TOWERS STREET BEAUMARIS VIC 3193	\$730,000	28-Mar-26

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 6 months.

This Statement of Information was prepared on: 27 June 2026


**3/1 ALFRED STREET BEAUMARIS
VIC 3193**

Sold Price

^{RS}
\$750,000

Sold Date

30-May-26


Distance

0.03km

**8/12 TOWERS STREET BEAUMARIS
VIC 3193**

Sold Price

\$730,000

Sold Date

28-Mar-26


Distance

0.07km
RS = Recent sale

UN = Undisclosed Sale

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