

# 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

141 Charman Road, 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

\$1,550,000

&

\$1,620,000

### Median sale price

Median price

\$1,280,000

Property Type

Unit

Suburb

Beaumaris

Period - From

13/04/2025

to

12/10/2025

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 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 |
|----------------------------------------|-------------|--------------|
| 8B Naples Road Mentone VIC 3194        | \$1,650,000 | 09/10/2025   |
| 1/276 Balcombe Road Beaumaris VIC 3193 | \$1,690,000 | 02/10/2025   |
| 14 Bayview Road Beaumaris VIC 3193     | \$1,595,000 | 30/05/2025   |

This Statement of Information was prepared on:

13/10/2025