

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

2/8 MICHAEL 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

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

Unit

Suburb

Beaumaris

Period-from

01 Sep 2024

to

31 Aug 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 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

3/10 TOWERS STREET BEAUMARIS VIC 3193	\$720,000	09-Dec-24
2/31 ALFRED STREET BEAUMARIS VIC 3193	\$700,000	19-Mar-25
4/34 ALFRED STREET BEAUMARIS VIC 3193	\$715,000	30-Nov-24

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: 10 September 2025



3/10 TOWERS STREET BEAUMARIS VIC 3193 Sold Price **\$720,000** Sold Date **09-Dec-24**

2 1 1

Distance **0.47km**



2/31 ALFRED STREET BEAUMARIS VIC 3193 Sold Price **\$700,000** Sold Date **19-Mar-25**

2 1 1

Distance **0.58km**



4/34 ALFRED STREET BEAUMARIS VIC 3193 Sold Price **\$715,000** Sold Date **30-Nov-24**

2 1 1

Distance **0.59km**

RS = Recent sale **UN** = Undisclosed Sale

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