

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

26a Cannes Grove, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,950,000

&

\$2,050,000

Median sale price

Median price \$1,815,000

Property Type Townhouse

Suburb Beaumaris

Period - From 03/07/2024

to 02/07/2025

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	13 Cannes Gr BEAUMARIS 3193	\$1,995,000	06/05/2025
2	4b Rosemary Rd BEAUMARIS 3193	\$1,985,000	02/04/2025
3	2/11a McNaught St BEAUMARIS 3193	\$2,000,000	05/03/2025

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:

03/07/2025 09:36



3 3 5

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,050,000
Median Townhouse Price
03/07/2024 - 02/07/2025: \$1,815,000

Comparable Properties

13 Cannes Gr BEAUMARIS 3193 (VG)

Agent Comments

4 - -

Price: \$1,995,000
Method: Sale
Date: 06/05/2025
Property Type: House (Res)
Land Size: 595 sqm approx



4b Rosemary Rd BEAUMARIS 3193 (REI/VG)

Agent Comments

4 3 2

Price: \$1,985,000
Method: Sold Before Auction
Date: 02/04/2025
Property Type: Townhouse (Res)
Land Size: 292 sqm approx



2/11a McNaught St BEAUMARIS 3193 (REI)

Agent Comments

4 3 2

Price: \$2,000,000
Method: Private Sale
Date: 05/03/2025
Property Type: House