

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

3/1 Alfred Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$725,000 & \$775,000

Median sale price

Median price \$987,500 Property Type Unit Suburb Beaumaris

Period - From 06/05/2025 to 05/05/2026 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	8/12 Towers St BEAUMARIS 3193	\$730,000	15/04/2026
2	4/19 Brindisi St MENTONE 3194	\$749,000	08/04/2026
3	7/24 Patty St MENTONE 3194	\$750,000	10/12/2025

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: 06/05/2026 09:00



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$725,000 - \$775,000
Median Unit Price
06/05/2025 - 05/05/2026: \$987,500

Comparable Properties



8/12 Towers St BEAUMARIS 3193 (REI)

Agent Comments

2 1 1

Price: \$730,000
Method: Private Sale
Date: 15/04/2026
Property Type: Unit
Land Size: 110 sqm approx



4/19 Brindisi St MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$749,000
Method: Sold Before Auction
Date: 08/04/2026
Property Type: Unit



7/24 Patty St MENTONE 3194 (REI/VG)

Agent Comments

2 1 1

Price: \$750,000
Method: Private Sale
Date: 10/12/2025
Property Type: Unit

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