

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

3/5 Alfred Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$760,000

&

\$835,000

Median sale price

Median price \$1,335,000

Property Type Unit

Suburb Beaumaris

Period - From 01/04/2025

to 30/06/2025

Source REIV

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	18/105 Park Rd CHELTENHAM 3192	\$831,000	28/06/2025
2	1/24 Patty St MENTONE 3194	\$834,000	24/05/2025
3	2/117 Cromer Rd BEAUMARIS 3193	\$805,000	09/05/2025

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:

20/08/2025 13:28



2 1 1

Property Type: Unit
Land Size: 138 sqm approx
Agent Comments

Indicative Selling Price
 \$760,000 - \$835,000
Median Unit Price
 June quarter 2025: \$1,335,000

Comparable Properties



18/105 Park Rd CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$831,000
Method: Auction Sale
Date: 28/06/2025
Property Type: Unit



1/24 Patty St MENTONE 3194 (REI)

Agent Comments

2 1 2

Price: \$834,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Villa



2/117 Cromer Rd BEAUMARIS 3193 (REI/VG)

Agent Comments

2 1 1

Price: \$805,000
Method: Private Sale
Date: 09/05/2025
Property Type: Unit
Land Size: 81 sqm approx

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