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

39 Tramway Parade, Beaumaris Vic 3193

Indicative selling price

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

Range between | $1,800,000 | & | $1,900,000

Median sale price

| Median price | $2,029,000 | Property Type | House | Suburb | Beaumaris |

| Period - From | 20/05/2024 | to | 19/05/2025 | 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
1 366 Balcombe Rd BEAUMARIS 3193	$1,800,000	29/03/2025
2 20 John St BEAUMARIS 3193	$1,800,000	19/03/2025
3 32 Bodley St BEAUMARIS 3193	$1,810,000	11/03/2025

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: | 20/05/2025 09:40

CONSUMER AFFAIRS VICTORIA

39 Tramway Parade, Beaumaris Vic 3193

🛏 3   🛁 2   🚗 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
20/05/2024 - 19/05/2025: $2,029,000

Comparable Properties

366 Balcombe Rd BEAUMARIS 3193 (REI)

🛏 4   🛋 2   🚗 3

Price: $1,800,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)

Agent Comments

20 John St BEAUMARIS 3193 (REI)

🛏 3   🛁 2   🚗 1

Price: $1,800,000
Method: Sold Before Auction
Date: 19/03/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

32 Bodley St BEAUMARIS 3193 (REI)

🛏 3   🛁 2   🚗 -

Price: $1,810,000
Method: Sold Before Auction
Date: 11/03/2025
Property Type: House (Res)
Land Size: 717 sqm approx

Agent Comments

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400