

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

7a Mcnamara Street, Beaumaris Vic 3193

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$1,800,000

Property Type

Townhouse

Suburb

Beaumaris

Period - From

29/10/2024

to

28/10/2025

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	3/2 Bayview Rd BEAUMARIS 3193	\$1,500,000	10/10/2025
2	2/21 Alfred St BEAUMARIS 3193	\$1,535,000	16/08/2025
3	17 Harkin Av MENTONE 3194	\$1,585,000	01/07/2025

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:

29/10/2025 11:31



 4+
  3
  2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
 \$1,500,000 - \$1,600,000
Median Townhouse Price
 29/10/2024 - 28/10/2025: \$1,800,000

Comparable Properties



3/2 Bayview Rd BEAUMARIS 3193 (REI)

Agent Comments

 3
  2
  2

Price: \$1,500,000
Method: Private Sale
Date: 10/10/2025
Property Type: House



2/21 Alfred St BEAUMARIS 3193 (REI)

Agent Comments

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  2
  2

Price: \$1,535,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Townhouse (Res)



17 Harkin Av MENTONE 3194 (VG)

Agent Comments

 3
  -
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Price: \$1,585,000
Method: Sale
Date: 01/07/2025
Property Type: House (Res)
Land Size: 266 sqm approx

Account - Hodges | P: 03 95846500 | F: 03 95848216