

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

11a Church Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,850,000 & \$1,890,000

Median sale price

Median price \$1,660,000 Property Type Townhouse Suburb Beaumaris

Period - From 16/03/2025 to 15/03/2026 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	61 Tramway Pde BEAUMARIS 3193	\$1,850,000	08/02/2026
2	7 Canberra Gr BEAUMARIS 3193	\$1,850,000	10/10/2025
3			

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: 16/03/2026 13:19



 4
  3
  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,850,000 - \$1,890,000

Median Townhouse Price

16/03/2025 - 15/03/2026: \$1,660,000

Comparable Properties



61 Tramway Pde BEAUMARIS 3193 (REI)

Agent Comments

 3
  2
  2

Price: \$1,850,000

Method: Private Sale

Date: 08/02/2026

Property Type: Townhouse (Res)



7 Canberra Gr BEAUMARIS 3193 (VG)

Agent Comments

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  -

Price: \$1,850,000

Method: Sale

Date: 10/10/2025

Property Type: Flat/Unit/Apartment (Res)

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.

Account - The Agency Victoria | P: 03 8578 0388



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