

# 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

11/1 Coles Court, Beaumaris Vic 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$495,000

### Median sale price

Median price \$1,282,500

Property Type Unit

Suburb Beaumaris

Period - From 05/03/2025

to 04/03/2026

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	9/152 Balcombe Rd MENTONE 3194	\$462,000	11/02/2026
2	75/80 Balcombe Rd MENTONE 3194	\$465,000	18/01/2026
3	17/109 Weatherall Rd CHELTENHAM 3192	\$485,500	08/09/2025

**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:

05/03/2026 16:11

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**Property Type:** Unit

**Indicative Selling Price**  
\$495,000

**Median Unit Price**  
05/03/2025 - 04/03/2026: \$1,282,500

## Comparable Properties



**9/152 Balcombe Rd MENTONE 3194 (REI)**

[Agent Comments](#)

1   1   1

**Price:** \$462,000  
**Method:** Private Sale  
**Date:** 11/02/2026  
**Property Type:** Apartment



**75/80 Balcombe Rd MENTONE 3194 (REI)**

[Agent Comments](#)

1   1   1

**Price:** \$465,000  
**Method:** Private Sale  
**Date:** 18/01/2026  
**Property Type:** Apartment



**17/109 Weatherall Rd CHELTENHAM 3192 (REI)**

[Agent Comments](#)

1   1   -

**Price:** \$485,500  
**Method:** Private Sale  
**Date:** 08/09/2025  
**Property Type:** Unit

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604