

# 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

2a Erowal Street, Beaumaris VIC 3193

### Indicative selling price

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

Range between

\$1,490,000

&

\$1,580,000

### Median sale price

Median price

\$2,104,500

Property Type

Other

Suburb

Beaumaris

Period - From

02/08/2025

to

31/01/2026

Source

Cotality™

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
44A Bluff Road Black Rock VIC 3193	\$1,580,000	06/12/2025
23 Cheltenham Road Black Rock VIC 3193	\$1,560,000	22/11/2025
2/17-19 Tulip Street Black Rock VIC 3193	\$1,500,000	22/08/2025

This Statement of Information was prepared on:

02/02/2026