

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

1/28 CHURCH STREET BEAUMARIS VIC 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,175,000

Property type

Unit

Suburb

Beaumaris

Period-from

01 Feb 2025

to

31 Jan 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 6 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

2/21 ALFRED STREET BEAUMARIS VIC 3193	\$1,535,000	16-Aug-25
3/8 LLEWELLYN STREET BEAUMARIS VIC 3193	\$1,300,000	15-Nov-25
2/2 LLEWELLYN STREET BEAUMARIS VIC 3193	\$1,530,000	30-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 20 February 2026



2/21 ALFRED STREET BEAUMARIS VIC 3193

Sold Price

\$1,535,000

Sold Date

16-Aug-25

3 2 2

Distance

0.34km



3/8 LLEWELLYN STREET BEAUMARIS VIC 3193

Sold Price

\$1,300,000

Sold Date

15-Nov-25

3 2 2

Distance

0.56km



2/2 LLEWELLYN STREET BEAUMARIS VIC 3193

Sold Price

\$1,530,000

Sold Date

30-Oct-25

3 2 2

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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