

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

124 Tramway Parade, 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

\$1,665,000

Property Type

Townhouse

Suburb

Beaumaris

Period - From

18/02/2025

to

17/02/2026

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	7a McNamara St BEAUMARIS 3193	\$1,580,000	22/11/2025
2			
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:

18/02/2026 09:37



4 3 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median Townhouse Price
18/02/2025 - 17/02/2026: \$1,665,000

Comparable Properties



7a McNamara St BEAUMARIS 3193 (REI/VG)

Agent Comments

4 3 2

Price: \$1,580,000
Method: Private Sale
Date: 22/11/2025
Property Type: Townhouse (Res)
Land Size: 306 sqm approx

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 - Hodges



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