

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

2 Towers Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,950,000 & \$1,990,000

Median sale price

Median price \$1,884,444 Property Type House Suburb Beaumaris

Period - From 01/10/2025 to 31/12/2025 Source REIV

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	26A Cannes Gr BEAUMARIS 3193	\$1,975,000	02/09/2025
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.

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Property Type: Townhouse
Land Size: 358 sqm approx
Agent Comments

Indicative Selling Price
\$1,950,000 - \$1,990,000
Median House Price
December quarter 2025: \$1,884,444

Comparable Properties



26A Cannes Gr BEAUMARIS 3193 (REI/VG)

Agent Comments

4 3 5

Price: \$1,975,000
Method: Private Sale
Date: 02/09/2025
Property Type: Townhouse (Single)
Land Size: 330 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.