

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

1/2 Coles Court, Beaumaris Vic 3193

Indicative selling price

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

Range between \$750,000

&

\$825,000

Median sale price

Median price \$975,000

Property Type Unit

Suburb Beaumaris

Period - From 29/07/2025

to

28/07/2026

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	3/1 Alfred St BEAUMARIS 3193	\$750,000	30/05/2026
2	8/464 Beach Rd BEAUMARIS 3193	\$802,500	20/03/2026
3	4/32-34 Flinders St MENTONE 3194	\$780,000	21/02/2026

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:

29/07/2026 14:14

1/2 Coles Court, Beaumaris Vic 3193



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Indicative Selling Price

\$750,000 - \$825,000

Median Unit Price

29/07/2025 - 28/07/2026: \$975,000



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Comparable Properties



3/1 Alfred St BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$750,000
Method: Auction Sale
Date: 30/05/2026
Property Type: Unit



8/464 Beach Rd BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$802,500
Method: Private Sale
Date: 20/03/2026
Property Type: Apartment



4/32-34 Flinders St MENTONE 3194 (REI)

Agent Comments



Price: \$780,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Unit

Account - Hodges



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