

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

1a Rossmith Avenue, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,450,000

&

\$2,650,000

Median sale price

Median price \$2,062,500

Property Type House

Suburb Beaumaris

Period - From 01/07/2025

to

30/06/2026

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	10a Glenwood Av BEAUMARIS 3193	\$2,645,000	16/05/2026
2	23 Cromer Rd BEAUMARIS 3193	\$2,700,000	25/01/2026
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:

16/07/2026 09:56

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4 2 2

Property Type: House

Indicative Selling Price

\$2,450,000 - \$2,650,000

Median House Price

Year ending June 2026: \$2,062,500

Comparable Properties



10a Glenwood Av BEAUMARIS 3193 (REI/VG)

Agent Comments

4 3 3

Price: \$2,645,000

Method: Private Sale

Date: 16/05/2026

Property Type: Townhouse (Res)

Land Size: 427 sqm approx



23 Cromer Rd BEAUMARIS 3193 (REI/VG)

Agent Comments

4 4 2

Price: \$2,700,000

Method: Private Sale

Date: 25/01/2026

Property Type: House (Res)

Land Size: 457 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 - Jellis Craig | P: 03 9194 1200



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