

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 Armstrong Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,900,000

Property Type House

Suburb Beaumaris

Period - From 01/04/2026

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	17 Tibbles St BEAUMARIS 3193	\$1,685,000	02/05/2026
2	8 Shands St BEAUMARIS 3193	\$1,885,000	24/04/2026
3	8 Church St BEAUMARIS 3193	\$1,578,500	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:

15/07/2026 12:54



3 1 2

Property Type: House

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
June quarter 2026: \$1,900,000

Comparable Properties



17 Tibbles St BEAUMARIS 3193 (REI)

3 2 2

Agent Comments

Price: \$1,685,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 783 sqm approx



8 Shands St BEAUMARIS 3193 (REI)

- - -

Agent Comments

Price: \$1,885,000
Method: Private Sale
Date: 24/04/2026
Property Type: Land
Land Size: 845 sqm approx



8 Church St BEAUMARIS 3193 (VG)

2 - -

Agent Comments

Price: \$1,578,500
Method: Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 663 sqm approx