

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

44B SPICER STREET BEAUMARIS VIC 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,750,000

&

\$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,085,000

Property type

Unit

Suburb

Beaumaris

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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 6 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

11A CHURCH STREET BEAUMARIS VIC 3193	\$1,750,000	08-May-26
204B RESERVE ROAD BEAUMARIS VIC 3193	\$1,760,000	03-Sep-26
13A WOFF STREET BEAUMARIS VIC 3193	\$1,900,000	09-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 16 September 2026


**11A CHURCH STREET BEAUMARIS
VIC 3193**

 4
  3
  -

Sold Price

\$1,750,000

Sold Date

08-May-26

Distance

0.32km

**204B RESERVE ROAD BEAUMARIS
VIC 3193**

 3
  2
  1

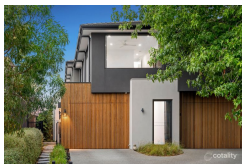
Sold Price

^{RS} **\$1,760,000**

Sold Date

03-Sep-26

Distance

1.23km

**13A WOFF STREET BEAUMARIS
VIC 3193**

 4
  3
  2

Sold Price

\$1,900,000

Sold Date

09-Mar-26

Distance

1.09km
RS = Recent sale

UN = Undisclosed Sale

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