

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

7/5 ALFRED 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,180,000

Property type

Unit

Suburb

Beaumaris

Period-from

01 May 2025

to

30 Apr 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

8/12 TOWERS STREET BEAUMARIS VIC 3193	\$730,000	28-Mar-26
6/104 CROMER ROAD BEAUMARIS VIC 3193	\$827,000	07-Feb-26
2/29 BOURKE STREET MENTONE VIC 3194	\$715,000	26-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: 28 May 2026


**8/12 TOWERS STREET BEAUMARIS
VIC 3193**

Sold Price

\$730,000

Sold Date

28-Mar-26
 2

 1

 1

Distance

0.07km

**6/104 CROMER ROAD BEAUMARIS
VIC 3193**

Sold Price

\$827,000

Sold Date

07-Feb-26
 2

 1

 1

Distance

0.56km

**2/29 BOURKE STREET MENTONE
VIC 3194**

Sold Price

\$715,000

Sold Date

26-Mar-26
 2

 1

 1

Distance

0.52km
RS = Recent sale

UN = Undisclosed Sale

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