

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

8/464 Beach Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$775,000

&

\$825,000

Median sale price

Median price \$1,030,000

Property Type Unit

Suburb Beaumaris

Period - From 01/10/2025

to 31/12/2025

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	1/318a Balcombe Rd BEAUMARIS 3193	\$850,000	02/01/2026
2	3/14 Station St MENTONE 3194	\$745,000	26/12/2025
3	16/158 Como Pde PARKDALE 3195	\$715,000	17/12/2025

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:

03/03/2026 11:02

Nick Sinclair

9194 1200

0422 217 788

nicksinclair@jelliscraig.com.au

Indicative Selling Price

\$775,000 - \$825,000

Median Unit Price

December quarter 2025: \$1,030,000



2
 1
 2

Rooms: 5**Property Type:** Apartment

Comparable Properties

**1/318a Balcombe Rd BEAUMARIS 3193 (REI/VG)**

Agent Comments

2
 1
 1

Price: \$850,000**Method:** Private Sale**Date:** 02/01/2026**Property Type:** Townhouse (Single)**Land Size:** 727 sqm approx**3/14 Station St MENTONE 3194 (REI/VG)**

Agent Comments

2
 1
 1

Price: \$745,000**Method:** Private Sale**Date:** 26/12/2025**Property Type:** Townhouse (Single)**Land Size:** 85 sqm approx**16/158 Como Pde PARKDALE 3195 (VG)**

Agent Comments

2
 -
 -

Price: \$715,000**Method:** Sale**Date:** 17/12/2025**Property Type:** Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 03 9194 1200