

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

211 Tramway Parade, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,500,000 & \$1,590,000

Median sale price

Median price \$1,300,000 Property Type Unit Suburb Beaumaris

Period - From 01/04/2025 to 31/03/2026 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	26 Correa Av CHELTENHAM 3192	\$1,495,000	27/05/2026
2	124 Tramway Pde BEAUMARIS 3193	\$1,530,000	02/03/2026
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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: 09/06/2026 18:06



Property Type:
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,590,000
Median Unit Price
Year ending March 2026: \$1,300,000

Comparable Properties



26 Correa Av CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,495,000
Method: Auction Sale
Date: 27/05/2026
Property Type: House (Res)



124 Tramway Pde BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,530,000
Method: Sold Before Auction
Date: 02/03/2026
Property Type: Townhouse (Res)

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.

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