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

Single price $1,549,000

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	124 Tramway Pde BEAUMARIS 3193	$1,530,000	02/03/2026
2			
3			

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: 17/06/2026 11:36

211 Tramway Parade, Beaumaris Vic 3193



Property Type:
Agent Comments

Indicative Selling Price
$1,549,000
Median Unit Price
Year ending March 2026: $1,300,000

Comparable Properties



124 Tramway Pde BEAUMARIS 3193 (REI/VG)

4 3 2

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

Agent Comments

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.

Account - Ray White - The Bayside Group | P: 03 9584 8288

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