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 34 Martin Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,850,000 & \$1,925,000

Median sale price

Median price	\$1,815,000	Pro	perty Type	Town	nhouse		Suburb	Beaumaris
Period - From	08/07/2024	to	07/07/2025		So	urce	Property	[,] Data

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	2 Reid St BEAUMARIS 3193	\$1,925,000	29/06/2025
2	104 Wells Rd BEAUMARIS 3193	\$1,975,000	14/06/2025
3	19a Rossmith Av BEAUMARIS 3193	\$1,925,000	14/05/2025

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:	08/07/2025 13:22









Rooms: 8

Property Type: Townhouse

Agent Comments

Indicative Selling Price \$1,850,000 - \$1,925,000 Median Townhouse Price 08/07/2024 - 07/07/2025: \$1,815,000

Comparable Properties



2 Reid St BEAUMARIS 3193 (REI)

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Price: \$1,925,000 Method: Private Sale Date: 29/06/2025 Property Type: House Land Size: 400 sqm approx Agent Comments



104 Wells Rd BEAUMARIS 3193 (REI)

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Agent Comments

Price: \$1,975,000 Method: Auction Sale Date: 14/06/2025

Property Type: House (Res) **Land Size:** 537 sqm approx

19a Rossmith Av BEAUMARIS 3193 (REI)

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Agent Comments



Price: \$1,925,000 **Method:** Private Sale **Date:** 14/05/2025

Property Type: Townhouse (Res)

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598





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