

# 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](https://consumer.vic.gov.au/underquoting)

Range between \$1,850,000

&

\$1,925,000

### Median sale price

Median price \$1,815,000

Property Type Townhouse

Suburb Beaumaris

Period - From 08/07/2024

to

07/07/2025

Source 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



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**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)**

**Agent Comments**

4 2 2

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



**104 Wells Rd BEAUMARIS 3193 (REI)**

**Agent Comments**

4 2 2

**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)**

**Agent Comments**

4 2 2

**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