

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 \$1,600,000

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 | 521 Balcombe Rd BLACK ROCK 3193 | \$1,603,000 | 03/03/2026 |
| 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:

01/06/2026 11:18



Property Type:
Agent Comments

Indicative Selling Price
\$1,600,000
Median Unit Price
Year ending March 2026: \$1,300,000

Comparable Properties



521 Balcombe Rd BLACK ROCK 3193 (REI)

Agent Comments



Price: \$1,603,000
Method: Private Sale
Date: 03/03/2026
Property Type: Townhouse (Single)

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.