

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

4a Rossmith Avenue, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,100,000

&

\$2,200,000

Median sale price

Median price \$1,905,000

Property Type Townhouse

Suburb Beaumaris

Period - From 08/08/2024

to

07/08/2025

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	10a McNaught St BEAUMARIS 3193	\$2,250,000	30/06/2025
2	11B Bayview Rd BEAUMARIS 3193	\$2,150,000	12/06/2025
3	26a Erowal St BEAUMARIS 3193	\$2,100,000	24/04/2025

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:

08/08/2025 10:32



Property Type:
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,200,000
Median Townhouse Price
08/08/2024 - 07/08/2025: \$1,905,000

Comparable Properties



10a McNaught St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$2,250,000
Method: Private Sale
Date: 30/06/2025
Property Type: Townhouse (Single)



11B Bayview Rd BEAUMARIS 3193 (REI)

Agent Comments



Price: \$2,150,000
Method: Sold Before Auction
Date: 12/06/2025
Property Type: Townhouse (Res)



26a Errowal St BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$2,100,000
Method: Private Sale
Date: 24/04/2025
Property Type: Townhouse (Single)
Land Size: 390 sqm approx

Account - Buxton | P: 03 9598 8222



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