

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

11a Church Street, Beaumaris Vic 3193

Indicative selling price

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

Single price

\$1,995,000

Median sale price

Median price

\$1,730,000

Property Type

Townhouse

Suburb

Beaumaris

Period - From

24/11/2024

to

23/11/2025

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	3A Florence St MENTONE 3194	\$1,925,000	20/09/2025
2	26A Cannes Gr BEAUMARIS 3193	\$1,975,000	02/09/2025
3	1/11a McNaught St BEAUMARIS 3193	\$1,960,000	11/07/2025

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:

24/11/2025 09:58



4
 3
 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,995,000

Median Townhouse Price

24/11/2024 - 23/11/2025: \$1,730,000

Comparable Properties



3A Florence St MENTONE 3194 (REI)

Agent Comments

4
 2
 2

Price: \$1,925,000

Method: Private Sale

Date: 20/09/2025

Property Type: Townhouse (Single)

Land Size: 364 sqm approx



26A Cannes Gr BEAUMARIS 3193 (REI/VG)

Agent Comments

4
 3
 5

Price: \$1,975,000

Method: Private Sale

Date: 02/09/2025

Property Type: Townhouse (Single)

Land Size: 330 sqm approx



1/11a McNaught St BEAUMARIS 3193 (REI/VG)

Agent Comments

4
 3
 2

Price: \$1,960,000

Method: Private Sale

Date: 11/07/2025

Property Type: Townhouse (Single)

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400