

# 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

6/104 Cromer Road, Beaumaris Vic 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$695,000 & \$750,000

### Median sale price

Median price \$1,295,000 Property Type Unit Suburb Beaumaris

Period - From 01/01/2025 to 31/12/2025 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	7/24 Patty St MENTONE 3194	\$750,000	10/12/2025
2	8/182 Weatherall Rd BEAUMARIS 3193	\$715,000	19/11/2025
3	8/5 Alfred St BEAUMARIS 3193	\$739,000	12/11/2025

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:

13/01/2026 13:34



Property Type:  
Agent Comments

Indicative Selling Price  
\$695,000 - \$750,000  
Median Unit Price  
Year ending December 2025: \$1,295,000

Comparable Properties



7/24 Patty St MENTONE 3194 (REI)

Agent Comments



Price: \$750,000  
Method: Private Sale  
Date: 10/12/2025  
Property Type: Unit



8/182 Weatherall Rd BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$715,000  
Method: Sold Before Auction  
Date: 19/11/2025  
Property Type: Unit



8/5 Alfred St BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$739,000  
Method: Private Sale  
Date: 12/11/2025  
Property Type: Unit

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