

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

55 Scott Street, Beaumaris Vic 3193

Indicative selling price

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

Single price

\$2,400,000

Median sale price

Median price

\$2,030,500

Property Type

House

Suburb

Beaumaris

Period - From

01/07/2024

to

30/09/2024

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	67 Tramway Pde BEAUMARIS 3193	\$2,650,000	16/11/2024
2	8 Reid St BEAUMARIS 3193	\$2,525,000	16/10/2024
3	23 Oak St BEAUMARIS 3193	\$2,620,000	12/10/2024

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:

13/01/2025 09:56



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  2

Property Type: House
Agent Comments

Indicative Selling Price
 \$2,400,000

Median House Price
 September quarter 2024: \$2,030,500

Comparable Properties



67 Tramway Pde BEAUMARIS 3193 (REI)

[Agent Comments](#)

 4
  3
  2

Price: \$2,650,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 867 sqm approx



8 Reid St BEAUMARIS 3193 (REI/VG)

[Agent Comments](#)

 4
  2
  4

Price: \$2,525,000
Method: Private Sale
Date: 16/10/2024
Property Type: House
Land Size: 790 sqm approx



23 Oak St BEAUMARIS 3193 (REI/VG)

[Agent Comments](#)

 4
  3
  2

Price: \$2,620,000
Method: Private Sale
Date: 12/10/2024
Property Type: House
Land Size: 629 sqm approx

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