

# 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

20 Hardinge Street, 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 \$2,450,000 & \$2,550,000

### Median sale price

Median price \$1,999,500 Property Type House Suburb Beaumaris

Period - From 04/02/2025 to 03/02/2026 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	23 Nautilus St BEAUMARIS 3193	\$2,500,000	16/12/2025
2	18 Folkestone Cr BEAUMARIS 3193	\$2,500,000	17/11/2025
3	25 Tramway Pde BEAUMARIS 3193	\$2,550,000	08/08/2025

**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:

04/02/2026 14:31

**Indicative Selling Price**  
\$2,450,000 - \$2,550,000

**Median House Price**  
04/02/2025 - 03/02/2026: \$1,999,500



**Property Type:**  
Agent Comments

## Comparable Properties



**23 Nautilus St BEAUMARIS 3193 (REI/VG)**

Agent Comments



**Price:** \$2,500,000  
**Method:** Private Sale  
**Date:** 16/12/2025  
**Property Type:** House  
**Land Size:** 381 sqm approx



**18 Folkestone Cr BEAUMARIS 3193 (REI/VG)**

Agent Comments



**Price:** \$2,500,000  
**Method:** Private Sale  
**Date:** 17/11/2025  
**Property Type:** House (Res)  
**Land Size:** 620 sqm approx



**25 Tramway Pde BEAUMARIS 3193 (REI/VG)**

Agent Comments



**Price:** \$2,550,000  
**Method:** Private Sale  
**Date:** 08/08/2025  
**Property Type:** House  
**Land Size:** 725 sqm approx

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