

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

86 Wells Road, Beaumaris VIC 3193

Indicative selling price

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

Range between

\$2,500,000

&

\$2,750,000

Median sale price

Median price

\$1,975,000

Property Type

House

Suburb

Beaumaris

Period - From

04/09/2025

to

03/03/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
8 Margate St, Beaumaris Vic	\$2,675,000	03/02/2026
121 Dalgetty Rd, Beaumaris Vic	\$2,600,000	25/10/2025
23 Cromer Rd, Beaumaris Vic	\$2,700,000	25/01/2026

This Statement of Information was prepared on:

05/03/2026