

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

18 White Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,945,000 Property Type House Suburb Beaumaris

Period - From 24/09/2023 to 23/09/2024 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	51 Scott St BEAUMARIS 3193	\$1,860,000	06/06/2024
2	37 Anita St BEAUMARIS 3193	\$1,880,000	13/04/2024
3	4 Wellington Av BEAUMARIS 3193	\$1,888,000	06/04/2024

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:

24/09/2024 08:48



3 1 2

Rooms: 7

Property Type: house

Land Size: 729sqmt sqm approx

Agent Comments

Comparable Properties



51 Scott St BEAUMARIS 3193 (REI/VG)

Agent Comments

3 2 3

Price: \$1,860,000

Method: Private Sale

Date: 06/06/2024

Property Type: House (Res)

Land Size: 644 sqm approx



37 Anita St BEAUMARIS 3193 (REI/VG)

Agent Comments

3 1 3

Price: \$1,880,000

Method: Auction Sale

Date: 13/04/2024

Property Type: House (Res)

Land Size: 780 sqm approx



4 Wellington Av BEAUMARIS 3193 (REI/VG)

Agent Comments

2 1 1

Price: \$1,888,000

Method: Auction Sale

Date: 06/04/2024

Property Type: House (Res)

Land Size: 564 sqm approx