

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

26 Victor Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,850,000 & \$1,950,000

Median sale price

Median price \$2,050,000 Property Type House Suburb Beaumaris

Period - From 26/02/2025 to 25/02/2026 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	16 Glenwood Av BEAUMARIS 3193	\$1,950,000	11/11/2025
2	78 Pellatt St BEAUMARIS 3193	\$1,850,000	11/10/2025
3	139 Oak St BEAUMARIS 3193	\$1,925,000	06/09/2025

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:

26/02/2026 12:01



3 1 2

Property Type: House (Res)

Land Size: 690 sqm approx

Agent Comments

Indicative Selling Price
\$1,850,000 - \$1,950,000
Median House Price
26/02/2025 - 25/02/2026: \$2,050,000

26 Victor - land value only 690sqm 16 Glenwood - 780 sqm land value only 78 Pellatt - 650sqm - land value only 139 Oak Street - 717sqm - land value only

Comparable Properties



16 Glenwood Av BEAUMARIS 3193 (REI/VG)

Agent Comments

3 1 1

Price: \$1,950,000

Method: Sold Before Auction

Date: 11/11/2025

Property Type: House (Res)

Land Size: 780 sqm approx



78 Pellatt St BEAUMARIS 3193 (REI/VG)

Agent Comments

3 2 3

Price: \$1,850,000

Method: Auction Sale

Date: 11/10/2025

Property Type: House (Res)

Land Size: 650 sqm approx



139 Oak St BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 3

Price: \$1,925,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)

Land Size: 717 sqm approx

Account - Buxton | P: 03 9598 8222