

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

3 Hotham Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,100,000 & \$2,310,000

Median sale price

Median price \$2,049,000 Property Type House Suburb Beaumaris

Period - From 01/01/2026 to 31/03/2026 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	21 Wattle Av BEAUMARIS 3193	\$2,198,000	04/12/2025
2	16 Hardinge St BEAUMARIS 3193	\$1,988,000	06/11/2025
3	20 Reserve Rd BEAUMARIS 3193	\$2,350,000	24/10/2025

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:

17/04/2026 13:13



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Property Type: House

Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,310,000
Median House Price
March quarter 2026: \$2,049,000

Comparable Properties



21 Wattle Av BEAUMARIS 3193 (REI/VG)

Agent Comments

5 2 3

Price: \$2,198,000
Method: Sold Before Auction
Date: 04/12/2025
Property Type: House (Res)
Land Size: 767 sqm approx



16 Hardinge St BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 2

Price: \$1,988,000
Method: Sold Before Auction
Date: 06/11/2025
Property Type: House
Land Size: 780 sqm approx



20 Reserve Rd BEAUMARIS 3193 (REI/VG)

Agent Comments

5 3 3

Price: \$2,350,000
Method: Sold Before Auction
Date: 24/10/2025
Property Type: House (Res)
Land Size: 699 sqm approx

Account - Marshall White | P: 03 9822 9999