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

23 Nautilus Street, Beaumaris Vic 3193

Indicative selling price

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

Range between $2,200,000 & $2,300,000

Median sale price

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

| Period - From | 01/07/2025 | to | 30/09/2025 | 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	2/541 Balcombe Rd BLACK ROCK 3193	$2,231,000	05/07/2025
2	10a McNaught St BEAUMARIS 3193	$2,250,000	30/06/2025
3			

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: 11/11/2025 09:10

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4 **3** **2**

Property Type: House
Agent Comments

Indicative Selling Price
$2,200,000 - $2,300,000
Median House Price
September quarter 2025: $2,050,000

Comparable Properties

2/541 Balcombe Rd BLACK ROCK 3193 (REI)

4 **3** **2**

Price: $2,231,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 479 sqm approx

Agent Comments

10a McNaught St BEAUMARIS 3193 (REI/VG)

3 **3** **2**

Price: $2,250,000
Method: Private Sale
Date: 30/06/2025
Property Type: Townhouse (Single)
Land Size: 347 sqm approx

Agent Comments

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.

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