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	69 Fourth Street, Beaumaris Vic 3193
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,800,000	&	\$2,950,000
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Median sale price

Median price	\$2,055,500	Pro	perty Type	House		Suburb	Beaumaris
Period - From	01/07/2024	to	30/06/2025		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 10 Hugo St BEAUMARIS 3193 \$2,910,000 06/07/2025

2	2a Second St BLACK ROCK 3193	\$2,825,000	05/06/2025
3	8 Martin St BEAUMARIS 3193	\$2.925.000	15/05/2025

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:	11/09/2025 10:56













Property Type: House Agent Comments

Indicative Selling Price \$2,800,000 - \$2,950,000 Median House Price Year ending June 2025: \$2,055,500

Comparable Properties



10 Hugo St BEAUMARIS 3193 (REI)

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Price: \$2,910,000 **Method:** Private Sale **Date:** 06/07/2025

Property Type: House (Res) **Land Size:** 614 sqm approx

Agent Comments



2a Second St BLACK ROCK 3193 (REI/VG)

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Agent Comments

Price: \$2,825,000

Method: Sold Before Auction

Date: 05/06/2025

Property Type: House (Res) **Land Size:** 757 sqm approx

8 Martin St BEAUMARIS 3193 (REI)

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Price: \$2,925,000

Method: Sold Before Auction

Date: 15/05/2025

Property Type: House (Res) **Land Size:** 650 sqm approx

Agent Comments

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139





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