

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

69 Fourth Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,800,000

&

\$2,950,000

Median sale price

Median price \$2,055,500

Property 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



5 3 3

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)

Agent Comments

5 2 2

Price: \$2,910,000
Method: Private Sale
Date: 06/07/2025
Property Type: House (Res)
Land Size: 614 sqm approx



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

Agent Comments

4 3 3

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)

Agent Comments

4 3 4

Price: \$2,925,000
Method: Sold Before Auction
Date: 15/05/2025
Property Type: House (Res)
Land Size: 650 sqm approx

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