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	4b Bayview Road, Beaumaris Vic 3193

Indicative selling price

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

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	1/11a McNaught St BEAUMARIS 3193	\$1,960,000	11/07/2025
2	2 Reid St BEAUMARIS 3193	\$1,925,000	29/06/2025
3	26a Erowal St BEAUMARIS 3193	\$2,100,000	24/04/2025

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:	17/09/2025 13:28













Property Type: Townhouse

(Single)

Land Size: 362 sqm approx

Agent Comments

Indicative Selling Price \$1,900,000 - \$2,050,000 Median House Price Year ending June 2025: \$2,055,500

Comparable Properties



1/11a McNaught St BEAUMARIS 3193 (REI/VG)









2

Price: \$1,960,000 **Method:** Private Sale **Date:** 11/07/2025

Property Type: Townhouse (Single)

Agent Comments



2 Reid St BEAUMARIS 3193 (REI/VG)









Agent Comments

Price: \$1,925,000 Method: Private Sale Date: 29/06/2025 Property Type: House Land Size: 400 sqm approx

26a Erowal St BEAUMARIS 3193 (REI/VG)











Agent Comments



Price: \$2,100,000 **Method:** Private Sale **Date:** 24/04/2025

Property Type: Townhouse (Single) **Land Size:** 390 sqm approx

Account - Hodges





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