

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

Range between \$1,900,000

&

\$2,050,000

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	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



4 3 1

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)

Agent Comments

4 3 2

Price: \$1,960,000

Method: Private Sale

Date: 11/07/2025

Property Type: Townhouse (Single)



2 Reid St BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 2

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

4 3 3

Price: \$2,100,000

Method: Private Sale

Date: 24/04/2025

Property Type: Townhouse (Single)

Land Size: 390 sqm approx

Account - Hodges