

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

Single price

\$2,195,000

Median sale price

Median price

\$2,029,000

Property Type

House

Suburb

Beaumaris

Period - From

25/10/2024

to

24/10/2025

Source

Property Data

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		
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:

25/10/2025 16:06



 4  3  2

Property Type: House
Agent Comments

Indicative Selling Price
\$2,195,000
Median House Price
25/10/2024 - 24/10/2025: \$2,029,000

Comparable Properties

Comparable Property Sales The estate agent or agent's representative reasonably believes that fewer than three comparable properties have been sold within two kilometres of the property for sale in the past six months. However, the following sales are provided as indicative examples: 13B Tibbles StreetBeaumaris \$2,310,000 25/09/2025 4A Rossmith AvenueBeaumaris \$2,175,000 19/09/2025 22B Haywood StreetBeaumaris \$2,670,000 2/09/2025

Account - Hodges



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