

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

10 Victor Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,022,500 Property Type House Suburb Beaumaris

Period - From 27/05/2024 to 26/05/2025 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	21 Rosemary Rd BEAUMARIS 3193	\$2,150,000	07/12/2024
2	106 Pellatt St BEAUMARIS 3193	\$2,130,000	06/12/2024
3	68 Iona St BLACK ROCK 3193	\$2,116,000	27/11/2024

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:

27/05/2025 16:06



 4
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  2

Property Type: House
Land Size: 600 sqm approx
Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

27/05/2024 - 26/05/2025: \$2,022,500

Comparable Properties



21 Rosemary Rd BEAUMARIS 3193 (REI/VG)

Agent Comments

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  3

Price: \$2,150,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House
Land Size: 613 sqm approx



106 Pellatt St BEAUMARIS 3193 (REI/VG)

Agent Comments

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Price: \$2,130,000
Method: Sold Before Auction
Date: 06/12/2024
Property Type: House (Res)
Land Size: 712 sqm approx



68 Iona St BLACK ROCK 3193 (REI/VG)

Agent Comments

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  2

Price: \$2,116,000
Method: Sold Before Auction
Date: 27/11/2024
Property Type: House (Res)
Land Size: 637 sqm approx

Account - Hodges