

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

21 Lang Street, Beaumaris Vic 3193

Indicative selling price

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

Single price

\$2,595,000

Median sale price

Median price

\$2,098,000

Property Type

House

Suburb

Beaumaris

Period - From

30/08/2025

to

29/08/2026

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	8 Tramway Pde BEAUMARIS 3193	\$2,580,000	08/08/2026
2	69 Tramway Pde BEAUMARIS 3193	\$2,500,000	04/07/2026
3	62 Reserve Rd BEAUMARIS 3193	\$2,500,000	02/04/2026

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:

30/08/2026 12:22



4 5 5

Property Type: House

Agent Comments

Indicative Selling Price

\$2,595,000

Median House Price

30/08/2025 - 29/08/2026: \$2,098,000

Comparable Properties



8 Tramway Pde BEAUMARIS 3193 (REI)

Agent Comments

4 3 2

Price: \$2,580,000

Method: Auction Sale

Date: 08/08/2026

Property Type: House (Res)

Land Size: 501 sqm approx



69 Tramway Pde BEAUMARIS 3193 (REI)

Agent Comments

5 2 3

Price: \$2,500,000

Method: Auction Sale

Date: 04/07/2026

Property Type: House (Res)

Land Size: 855 sqm approx



62 Reserve Rd BEAUMARIS 3193 (REI/VG)

Agent Comments

4 3 2

Price: \$2,500,000

Method: Private Sale

Date: 02/04/2026

Property Type: House (Res)

Land Size: 803 sqm approx

Account - The Agency Victoria | P: 03 8578 0388