

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

131 Dalgetty Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,450,000

&

\$1,530,000

Median sale price

Median price \$2,062,500

Property Type House

Suburb Beaumaris

Period - From 01/07/2025

to

30/06/2026

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	71 Church St BEAUMARIS 3193	\$1,450,000	02/05/2026
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:

30/07/2026 13:04

Kon Galitos
9593 4500
0414 902 680
kongalitos@jellisrcraig.com.au

Indicative Selling Price

\$1,450,000 - \$1,530,000

Median House Price

Year ending June 2026: \$2,062,500



4 2 2

Property Type: House

Comparable Properties



71 Church St BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 1

Price: \$1,450,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 558 sqm approx

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.