

# 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

74 Haydens Road, Beaumaris Vic 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,850,000 & \$1,950,000

### Median sale price

Median price \$2,100,000 Property Type House Suburb Beaumaris

Period - From 01/04/2025 to 31/03/2026 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	19 Coreen Av BEAUMARIS 3193	\$1,937,000	10/03/2026
2	4/131 Charman Rd BEAUMARIS 3193	\$1,920,000	26/02/2026
3	9 Stayner St BEAUMARIS 3193	\$1,850,000	16/12/2025

**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:

16/05/2026 14:01



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**Property Type:** House  
**Land Size:** 451 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,850,000 - \$1,950,000  
**Median House Price**  
 Year ending March 2026: \$2,100,000

## Comparable Properties



19 Coreen Av BEAUMARIS 3193 (REI/VG)

Agent Comments

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**Price:** \$1,937,000  
**Method:** Private Sale  
**Date:** 10/03/2026  
**Property Type:** House (Res)  
**Land Size:** 606 sqm approx



4/131 Charman Rd BEAUMARIS 3193 (REI)

Agent Comments

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**Price:** \$1,920,000  
**Method:** Auction Sale  
**Date:** 26/02/2026  
**Property Type:** House (Res)



9 Stayner St BEAUMARIS 3193 (REI/VG)

Agent Comments

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**Price:** \$1,850,000  
**Method:** Private Sale  
**Date:** 16/12/2025  
**Property Type:** House  
**Land Size:** 848 sqm approx

Account - Hodges