

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

Range between \$2,500,000

&

\$2,750,000

Median sale price

Median price \$1,900,000

Property Type House

Suburb Beaumaris

Period - From 01/04/2026

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	13 Lynette Av BEAUMARIS 3193	\$2,565,000	28/05/2026
2	20 Hardinge St BEAUMARIS 3193	\$2,555,000	28/02/2026
3	8 Margate St BEAUMARIS 3193	\$2,675,000	03/02/2026

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:

29/07/2026 10:35



 4  5  3

Rooms: 8

Property Type: House (Res)

Land Size: 541 sqm approx

Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

June quarter 2026: \$1,900,000

Comparable Properties



13 Lynette Av BEAUMARIS 3193 (REI)

Agent Comments

 4  2  3

Price: \$2,565,000

Method: Private Sale

Date: 28/05/2026

Property Type: House

Land Size: 908 sqm approx



20 Hardinge St BEAUMARIS 3193 (REI/VG)

Agent Comments

 5  3  2

Price: \$2,555,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 779 sqm approx



8 Margate St BEAUMARIS 3193 (REI/VG)

Agent Comments

 4  3  3

Price: \$2,675,000

Method: Expression of Interest

Date: 03/02/2026

Property Type: House (Res)

Land Size: 593 sqm approx