

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

48 Church Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,350,000

&

\$2,500,000

Median sale price

Median price \$2,064,000

Property Type House

Suburb Beaumaris

Period - From 28/08/2024

to

27/08/2025

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	101 Pellatt St BEAUMARIS 3193	\$2,500,000	30/06/2025
2	18 Comas Rd BEAUMARIS 3193	\$2,400,000	09/06/2025
3	55 Scott St BEAUMARIS 3193	\$2,360,000	06/03/2025

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:

28/08/2025 13:03



5 3 2

Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$2,350,000 - \$2,500,000
Median House Price
28/08/2024 - 27/08/2025: \$2,064,000

Comparable Properties



101 Pellatt St BEAUMARIS 3193 (REI)

Agent Comments

4 3 2

Price: \$2,500,000
Method: Private Sale
Date: 30/06/2025
Property Type: House (Res)
Land Size: 650 sqm approx



18 Comas Rd BEAUMARIS 3193 (REI)

Agent Comments

4 2 3

Price: \$2,400,000
Method: Private Sale
Date: 09/06/2025
Property Type: House
Land Size: 618 sqm approx



55 Scott St BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 2

Price: \$2,360,000
Method: Private Sale
Date: 06/03/2025
Property Type: House
Land Size: 622 sqm approx

Account - Hodges