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	5 Mcnaught Street, Beaumaris Vic 3193
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,900,000	&	\$2,050,000
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Median sale price

Median price	\$1,965,500	Pro	perty Type	House		Suburb	Beaumaris
Period - From	01/10/2023	to	30/09/2024		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

Add	dress of comparable property	Price	Date of sale
1	178 Tramway Pde BEAUMARIS 3193	\$1,930,000	26/10/2024
2	14 Sunset Av BEAUMARIS 3193	\$1,950,000	18/07/2024
3	115 Pellatt St BEAUMARIS 3193	\$2,008,000	22/06/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/11/2024 11:15
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Property Type: House Land Size: 692 sqm approx

Agent Comments

Indicative Selling Price \$1,900,000 - \$2,050,000 **Median House Price**

Year ending September 2024: \$1,965,500

Comparable Properties



178 Tramway Pde BEAUMARIS 3193 (REI)







Price: \$1,930,000 Method: Auction Sale Date: 26/10/2024

Property Type: House (Res) Land Size: 690 sqm approx

Agent Comments



14 Sunset Av BEAUMARIS 3193 (REI/VG)









Agent Comments

Price: \$1,950,000 Method: Private Sale Date: 18/07/2024

Property Type: House (Res) Land Size: 665 sqm approx

115 Pellatt St BEAUMARIS 3193 (REI/VG)











Agent Comments



Price: \$2.008.000 Method: Auction Sale Date: 22/06/2024

Property Type: House (Res) Land Size: 910 sqm approx

Account - Hodges | P: 03 9589 6077 | F: 03 9589 1597





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