

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

26 Wattle Avenue, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,500,000

&

\$2,690,000

Median sale price

Median price \$1,978,000

Property Type House

Suburb Beaumaris

Period - From 01/04/2024

to

31/03/2025

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	25c Gareth Av BEAUMARIS 3193	\$2,741,000	17/05/2025
2	3 Grandview Av BEAUMARIS 3193	\$2,555,000	26/03/2025
3	28 Gramatan Av BEAUMARIS 3193	\$2,588,888	11/03/2025

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:

28/05/2025 15:37



4 4 2

Property Type: House (Res)

Land Size: 695 sqm approx

Agent Comments

Comparable Properties



25c Gareth Av BEAUMARIS 3193 (REI)

Agent Comments

4 3 2

Price: \$2,741,000

Method: Auction Sale

Date: 17/05/2025

Property Type: Townhouse (Res)



3 Grandview Av BEAUMARIS 3193 (REI)

Agent Comments

4 2 3

Price: \$2,555,000

Method: Sold Before Auction

Date: 26/03/2025

Property Type: House (Res)

Land Size: 953 sqm approx



28 Gramatan Av BEAUMARIS 3193 (REI)

Agent Comments

5 2 2

Price: \$2,588,888

Method: Private Sale

Date: 11/03/2025

Property Type: House

Land Size: 750 sqm approx