

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 9 Hotham Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,961,000 Property Type House Suburb Beaumaris

Period - From 08/08/2023 to 07/08/2024 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	Price	Date of sale
1	70 Church St BEAUMARIS 3193	\$1,575,000	17/06/2024
2	181 Charman Rd BEAUMARIS 3193	\$1,575,000	23/03/2024
3	164 Dalgetty Rd BEAUMARIS 3193	\$1,540,000	08/03/2024

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: 08/08/2024 09:45



Property Type:
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
08/08/2023 - 07/08/2024: \$1,961,000

Comparable Properties



70 Church St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,575,000
Method: Private Sale
Date: 17/06/2024
Property Type: House (Res)
Land Size: 663 sqm approx



181 Charman Rd BEAUMARIS 3193 (VG)

Agent Comments



Price: \$1,575,000
Method: Sale
Date: 23/03/2024
Property Type: Development Site (Res)
Land Size: 976 sqm approx



164 Dalgetty Rd BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,540,000
Method: Private Sale
Date: 08/03/2024
Property Type: House
Land Size: 612 sqm approx

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