

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

78 Pellatt Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$2,078,000

Property Type House

Suburb Beaumaris

Period - From 17/09/2024

to

16/09/2025

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	114 Oak St BEAUMARIS 3193	\$1,670,000	28/08/2025
2	28 Scott St BEAUMARIS 3193	\$1,700,000	15/07/2025
3	150 Pellatt St BEAUMARIS 3193	\$1,700,000	20/03/2025

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:

17/09/2025 14:56



Property Type:

Agent Comments

Comparable Properties



114 Oak St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,670,000

Method: Private Sale

Date: 28/08/2025

Property Type: House

Land Size: 669 sqm approx



28 Scott St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,700,000

Method: Private Sale

Date: 15/07/2025

Property Type: House (Res)

Land Size: 636 sqm approx



150 Pellatt St BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,700,000

Method: Private Sale

Date: 20/03/2025

Property Type: House (Res)

Land Size: 697 sqm approx