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	78 Pellatt 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 \$1,650,000	&	\$1,750,000
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Median sale price

Median price	\$2,078,000	Pro	perty Type Ho	ouse		Suburb	Beaumaris
Period - From	17/09/2024	to	16/09/2025] s	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.

Ad	dress 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





9598 1111 0419 519 311

Indicative Selling Price \$1,650,000 - \$1,750,000 **Median House Price**

17/09/2024 - 16/09/2025: \$2,078,000

pbond@hodges.com.au





Comparable Properties



114 Oak St BEAUMARIS 3193 (REI)

Price: \$1,670,000 Method: Private Sale Date: 28/08/2025 Property Type: House

Land Size: 669 sqm approx

Agent Comments



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

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598





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