

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

8 Reid Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

Median sale price

Median price \$2,000,000 Property Type House Suburb Beaumaris

Period - From 01/07/2023 to 30/06/2024 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	18 Oak St BEAUMARIS 3193	\$2,540,000	04/03/2024
2	25 Dalgetty Rd BEAUMARIS 3193	\$2,512,000	04/04/2024
3	21 Scott St BEAUMARIS 3193	\$2,500,000	01/03/2024

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:

18/07/2024 11:01



3 3 4

Property Type: House
Land Size: 790 sqm approx
Agent Comments

Indicative Selling Price
\$2,500,000 - \$2,750,000
Median House Price
Year ending June 2024: \$2,000,000

Comparable Properties



18 Oak St BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 2

Price: \$2,540,000
Method: Private Sale
Date: 04/03/2024
Property Type: House
Land Size: 808 sqm approx



25 Dalgetty Rd BEAUMARIS 3193 (REI/VG)

Agent Comments

4 3 2

Price: \$2,512,000
Method: Private Sale
Date: 04/04/2024
Property Type: House
Land Size: 792 sqm approx



21 Scott St BEAUMARIS 3193 (REI/VG)

Agent Comments

3 3 2

Price: \$2,500,000
Method: Sold Before Auction
Date: 01/03/2024
Property Type: House (Res)
Land Size: 633 sqm approx

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400