

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

18 Oak Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,580,000

&

\$2,680,000

Median sale price

Median price \$2,105,000

Property Type House

Suburb Beaumaris

Period - From 01/10/2023

to 31/12/2023

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	1 Bruce St BEAUMARIS 3193	\$2,670,000	25/10/2023
2	2 Fairleigh Av BEAUMARIS 3193	\$2,580,000	18/11/2023
3			

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:

17/01/2024 15:31



 4  2  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,580,000 - \$2,680,000

Median House Price

December quarter 2023: \$2,105,000

Comparable Properties



1 Bruce St BEAUMARIS 3193 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,670,000

Method: Sold Before Auction

Date: 25/10/2023

Property Type: House (Res)

Land Size: 648 sqm approx



2 Fairleigh Av BEAUMARIS 3193 (REI)

Agent Comments

 5  2  2

Price: \$2,580,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)

Land Size: 920 sqm approx

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.