

# 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

59a Oak Street, Beaumaris Vic 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,695,000

&

\$1,860,000

### Median sale price

Median price \$1,770,000

Property Type Townhouse

Suburb Beaumaris

Period - From 01/02/2023

to 31/01/2024

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	4a Stayner St BEAUMARIS 3193	\$1,860,000	07/10/2023
2	2/2b Canberra Gr BEAUMARIS 3193	\$1,760,000	28/09/2023
3	14A Margate St BEAUMARIS 3193	\$1,735,000	20/09/2023

**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:

01/02/2024 09:52



3 3 2

**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,695,000 - \$1,860,000  
**Median Townhouse Price**  
01/02/2023 - 31/01/2024: \$1,770,000

## Comparable Properties



**4a Stayner St BEAUMARIS 3193 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,860,000  
**Method:** Auction Sale  
**Date:** 07/10/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 375 sqm approx



**2/2b Canberra Gr BEAUMARIS 3193 (REI/VG)**

**Agent Comments**

4 3 2

**Price:** \$1,760,000  
**Method:** Private Sale  
**Date:** 28/09/2023  
**Property Type:** Townhouse (Res)



**14A Margate St BEAUMARIS 3193 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,735,000  
**Method:** Private Sale  
**Date:** 20/09/2023  
**Property Type:** Townhouse (Single)  
**Land Size:** 225 sqm approx