

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

1/8 Wattle Avenue, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,950,000

&

\$2,145,000

Median sale price

Median price \$2,050,000

Property Type House

Suburb Beaumaris

Period - From 01/07/2025

to

30/09/2025

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	16 Hardinge St BEAUMARIS 3193	\$1,988,000	06/11/2025
2	8 Second St BLACK ROCK 3193	\$2,150,000	27/08/2025
3	10a McNaught St BEAUMARIS 3193	\$2,250,000	30/06/2025

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:

10/11/2025 10:42



 4  2  2

Property Type: Townhouse
Land Size: 330 (approx) sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,950,000 - \$2,145,000
Median House Price
September quarter 2025: \$2,050,000

Comparable Properties



16 Hardinge St BEAUMARIS 3193 (REI)

[Agent Comments](#)

 4  2  2

Price: \$1,988,000
Method: Sold Before Auction
Date: 06/11/2025
Property Type: House
Land Size: 780 sqm approx



8 Second St BLACK ROCK 3193 (REI/VG)

[Agent Comments](#)

 4  2  3

Price: \$2,150,000
Method: Sold Before Auction
Date: 27/08/2025
Property Type: House (Res)
Land Size: 461 sqm approx



10a McNaught St BEAUMARIS 3193 (REI/VG)

[Agent Comments](#)

 3  3  2

Price: \$2,250,000
Method: Private Sale
Date: 30/06/2025
Property Type: Townhouse (Single)
Land Size: 347 sqm approx

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805



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