

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

14 Oak Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,750,000

&

\$2,950,000

Median sale price

Median price \$2,050,000

Property Type House

Suburb Beaumaris

Period - From 01/04/2025

to 30/06/2025

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	8 Martin St BEAUMARIS 3193	\$2,925,000	15/05/2025
2	9b Lynette Av BEAUMARIS 3193	\$2,960,000	26/03/2025
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:

21/08/2025 09:23

Nick Sinclair
9194 1200
0422 217 788
nicksinclair@jellisrcraig.com.au

Indicative Selling Price

\$2,750,000 - \$2,950,000

Median House Price

June quarter 2025: \$2,050,000



4 2 4

Property Type: House

Comparable Properties



8 Martin St BEAUMARIS 3193 (REI)

Agent Comments

4 3 4

Price: \$2,925,000
Method: Sold Before Auction
Date: 15/05/2025
Property Type: House (Res)
Land Size: 650 sqm approx

9b Lynette Av BEAUMARIS 3193 (REI)

Agent Comments

4 2 2

Price: \$2,960,000
Method: Private Sale
Date: 26/03/2025
Property Type: Townhouse (Res)

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.