

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 Valmont Avenue, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,625,000

&

\$1,725,000

Median sale price

Median price \$2,100,000

Property Type House

Suburb Beaumaris

Period - From 01/04/2025

to

31/03/2026

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	34 Hilton St BEAUMARIS 3193	\$1,710,000	30/05/2026
2	17 Tibbles St BEAUMARIS 3193	\$1,685,000	02/05/2026
3	153 Oak St BEAUMARIS 3193	\$1,695,000	18/04/2026

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:

24/06/2026 17:05



Property Type: House (Previously Occupied - Detached)
Land Size: 746 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,625,000 - \$1,725,000
Median House Price
 Year ending March 2026: \$2,100,000

Comparable Properties



34 Hilton St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,710,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 858 sqm approx



17 Tibbles St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,685,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 783 sqm approx



153 Oak St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,695,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 696 sqm approx

Account - Hodges