

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

103 Pellatt Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$2,100,000

Property Type House

Suburb Beaumaris

Period - From 12/08/2025

to

11/08/2026

Source Property Data

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	17 Tibbles St BEAUMARIS 3193	\$1,685,000	02/05/2026
2	153 Oak St BEAUMARIS 3193	\$1,695,000	18/04/2026
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:

12/08/2026 14:57

103 Pellatt Street, Beaumaris Vic 3193



Michael Cooney

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Indicative Selling Price

\$1,600,000 - \$1,760,000

Median House Price

12/08/2025 - 11/08/2026: \$2,100,000



3 1 2

Property Type: House (Previously Occupied - Detached)

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



17 Tibbles St BEAUMARIS 3193 (REI)

Agent Comments

3 2 2

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/VG)

Agent Comments

3 2 2

Price: \$1,695,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 696 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.

Account - Hodges



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