

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

123b Oak Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

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	13a Tibbles St BEAUMARIS 3193	\$2,275,000	28/05/2026
2	5a Haydens Rd BEAUMARIS 3193	\$2,100,000	24/04/2026
3	3b Lileura Av BEAUMARIS 3193	\$2,220,000	03/03/2026

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:

06/06/2026 09:35



Property Type:
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,300,000
Median House Price
Year ending March 2026: \$2,100,000

Comparable Properties



13a Tibbles St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$2,275,000
Method: Private Sale
Date: 28/05/2026
Property Type: Townhouse (Single)
Land Size: 386 sqm approx



5a Haydens Rd BEAUMARIS 3193 (REI)

Agent Comments



Price: \$2,100,000
Method: Private Sale
Date: 24/04/2026
Property Type: Townhouse (Single)
Land Size: 358 sqm approx



3b Lileura Av BEAUMARIS 3193 (VG)

Agent Comments



Price: \$2,220,000
Method: Sale
Date: 03/03/2026
Property Type: House (Res)
Land Size: 318 sqm approx

Account - Hodges