

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

13a Tibbles Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,100,000

&

\$2,310,000

Median sale price

Median price \$2,049,000

Property Type House

Suburb Beaumaris

Period - From 01/01/2026

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	8A Cullinane St BLACK ROCK 3193	\$2,220,000	05/03/2026
2	11b Tibbles St BEAUMARIS 3193	\$2,200,000	23/01/2026
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:

05/05/2026 17:01



4 3 2

Property Type: Townhouse

Land Size: 386 sqm approx

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,310,000

Median House Price

March quarter 2026: \$2,049,000

Comparable Properties



8A Cullinane St BLACK ROCK 3193 (REI/VG)

3 2 2

Price: \$2,220,000

Method: Sold Before Auction

Date: 05/03/2026

Property Type: Townhouse (Res)

Land Size: 335 sqm approx

Agent Comments

No pool Single garage



11b Tibbles St BEAUMARIS 3193 (REI)

4 3 2

Price: \$2,200,000

Method: Private Sale

Date: 23/01/2026

Property Type: Townhouse (Single)

Agent Comments

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 - Marshall White | P: 03 9822 9999