

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

16 Comas Road, Beaumaris Vic 3193

Indicative selling price

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

Single price \$1,850,000

Median sale price

Median price \$2,099,000

Property Type House

Suburb Beaumaris

Period - From 09/04/2025

to 08/04/2026

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	41 Morey Rd BEAUMARIS 3193	\$1,800,000	26/03/2026
2	4 Glamis St BEAUMARIS 3193	\$1,880,000	29/11/2025
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:

09/04/2026 10:12



Rooms: 5
Property Type: House
Land Size: 615.167 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,850,000
Median House Price
 09/04/2025 - 08/04/2026: \$2,099,000

Comparable Properties

41 Morey Rd BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,800,000
Method:
Date: 26/03/2026
Property Type: House



4 Glamis St BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,880,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 557 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