

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

17 Cavell Court, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,500,000

&

\$2,750,000

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	6 McGregor Av BLACK ROCK 3193	\$2,760,000	29/04/2026
2	62 Reserve Rd BEAUMARIS 3193	\$2,500,000	02/04/2026
3	8 Margate St BEAUMARIS 3193	\$2,675,000	03/02/2026

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:

06/05/2026 17:16



 4  2  2

Property Type: House

Comparable Properties



6 McGregor Av BLACK ROCK 3193 (REI)

Agent Comments

 4  2  2

Price: \$2,760,000

Method: Private Sale

Date: 29/04/2026

Property Type: House

Land Size: 925 sqm approx



62 Reserve Rd BEAUMARIS 3193 (REI)

Agent Comments

 4  3  2

Price: \$2,500,000

Method: Private Sale

Date: 02/04/2026

Property Type: House (Res)

Land Size: 803 sqm approx



8 Margate St BEAUMARIS 3193 (REI)

Agent Comments

 4  3  3

Price: \$2,675,000

Method: Expression of Interest

Date: 03/02/2026

Property Type: House (Res)

Land Size: 593 sqm approx