

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

2/16 Wood Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$910,000

&

\$1,000,000

Median sale price

Median price \$2,062,500

Property Type House

Suburb Beaumaris

Period - From 01/07/2025

to 30/06/2026

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	3/20 Seaview Cr BLACK ROCK 3193	\$953,000	19/05/2026
2	2/7 McGregor Av BLACK ROCK 3193	\$990,000	16/05/2026
3	2/22 Fifth St BLACK ROCK 3193	\$915,000	21/03/2026

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:

21/07/2026 16:23

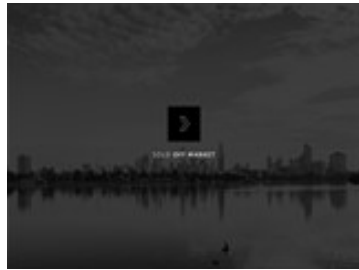


2 1 2

Property Type: Unit
Land Size: 383 sqm approx
Agent Comments

Indicative Selling Price
\$910,000 - \$1,000,000
Median House Price
Year ending June 2026: \$2,062,500

Comparable Properties



3/20 Seaview Cr BLACK ROCK 3193 (REI/VG)

Agent Comments

2 1 2

Price: \$953,000
Method: Private Sale
Date: 19/05/2026
Property Type: Unit



2/7 McGregor Av BLACK ROCK 3193 (REI/VG)

Agent Comments

2 1 1

Price: \$990,000
Method: Private Sale
Date: 16/05/2026
Property Type: Townhouse (Res)
Land Size: 252 sqm approx



2/22 Fifth St BLACK ROCK 3193 (REI/VG)

Agent Comments

2 1 1

Price: \$915,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Unit
Land Size: 156 sqm approx

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840