

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

3 Hotham Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,250,000

&

\$2,375,000

Median sale price

Median price \$2,050,000

Property Type House

Suburb Beaumaris

Period - From 04/03/2025

to

03/03/2026

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	12 Spicer St BEAUMARIS 3193	\$2,236,000	21/02/2026
2	13 Herbert St BEAUMARIS 3193	\$2,466,000	18/02/2026
3	20 Reserve Rd BEAUMARIS 3193	\$2,350,000	24/10/2025

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:

04/03/2026 10:26



 4
  2
  2

Property Type: House (Res)

Land Size: 513 sqm approx

Agent Comments

Indicative Selling Price

\$2,250,000 - \$2,375,000

Median House Price

04/03/2025 - 03/03/2026: \$2,050,000

Comparable Properties



12 Spicer St BEAUMARIS 3193 (REI)

Agent Comments

 4
  2
  4

Price: \$2,236,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 659 sqm approx



13 Herbert St BEAUMARIS 3193 (REI)

Agent Comments

 4
  2
  2

Price: \$2,466,000

Method: Sold Before Auction

Date: 18/02/2026

Property Type: House (Res)

Land Size: 591 sqm approx



20 Reserve Rd BEAUMARIS 3193 (REI)

Agent Comments

 5
  3
  3

Price: \$2,350,000

Method: Sold Before Auction

Date: 24/10/2025

Property Type: House (Res)

Land Size: 699 sqm approx

Account - Marshall White | P: 03 9822 9999