

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

34 Hilton Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,750,000

&

\$1,900,000

Median sale price

Median price \$2,100,000

Property Type House

Suburb Beaumaris

Period - From 01/04/2025

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	28 Hilton St BEAUMARIS 3193	\$1,900,000	17/04/2026
2	8 High St BEAUMARIS 3193	\$1,850,000	27/12/2025
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:

07/05/2026 15:09

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Indicative Selling Price

\$1,750,000 - \$1,900,000

Median House Price

Year ending March 2026: \$2,100,000



4 2 2

Property Type: House
Land Size: 858 sqm approx
Agent Comments

Comparable Properties



28 Hilton St BEAUMARIS 3193 (REI)

Agent Comments

5 2 2

Price: \$1,900,000
Method: Private Sale
Date: 17/04/2026
Property Type: House
Land Size: 800 sqm approx



8 High St BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 2

Price: \$1,850,000
Method: Private Sale
Date: 27/12/2025
Property Type: House
Land Size: 740 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