

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

36a Beaumaris Parade, Highett Vic 3190

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,580,000

Property Type House

Suburb Highett

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	2A Guernsey Av HAMPTON EAST 3188	\$1,075,000	24/04/2026
2	39 Mount view Rd HIGHETT 3190	\$1,088,000	23/03/2026
3	3/21 View St HIGHETT 3190	\$1,130,000	13/03/2026

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:

05/05/2026 13:41



3 1 1

Rooms: 5
Property Type: House
Land Size: 298 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 March quarter 2026: \$1,580,000

Comparable Properties



2A Guernsey Av HAMPTON EAST 3188 (REI)

Agent Comments

3 2 4

Price: \$1,075,000
Method: Private Sale
Date: 24/04/2026
Property Type: House



39 Mount view Rd HIGHETT 3190 (REI)

Agent Comments

3 1 2

Price: \$1,088,000
Method: Private Sale
Date: 23/03/2026
Property Type: House
Land Size: 383 sqm approx



3/21 View St HIGHETT 3190 (REI)

Agent Comments

3 2 2

Price: \$1,130,000
Method: Sold Before Auction
Date: 13/03/2026
Property Type: Unit
Land Size: 277 sqm approx

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598