

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

4 Hume Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

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	3/21 Ebden Av BLACK ROCK 3193	\$1,600,000	23/03/2026
2	521 Balcombe Rd BLACK ROCK 3193	\$1,603,000	03/03/2026
3	124 Tramway Pde BEAUMARIS 3193	\$1,530,000	02/03/2026

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:

02/06/2026 16:04



 3  2  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

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

Comparable Properties



3/21 Ebdon Av BLACK ROCK 3193 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,600,000

Method: Private Sale

Date: 23/03/2026

Property Type: Townhouse (Single)



521 Balcombe Rd BLACK ROCK 3193 (REI)

Agent Comments

 3  2  2

Price: \$1,603,000

Method: Private Sale

Date: 03/03/2026

Property Type: Townhouse (Single)



124 Tramway Pde BEAUMARIS 3193 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,530,000

Method: Sold Before Auction

Date: 02/03/2026

Property Type: Townhouse (Res)

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