

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

4b Hornby Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,900,000

&

\$3,100,000

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	28 Bent Pde BLACK ROCK 3193	\$2,900,000	23/04/2026
2			
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:

05/08/2026 13:39



 4  2  2

Property Type: Townhouse (Res)

Land Size: 460 sqm approx

Agent Comments

Indicative Selling Price

\$2,900,000 - \$3,100,000

Median House Price

Year ending June 2026: \$2,062,500

Comparable Properties



28 Bent Pde BLACK ROCK 3193 (REI)

Agent Comments

 4  3  2

Price: \$2,900,000

Method: Expression of Interest

Date: 23/04/2026

Property Type: Townhouse (Res)

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