

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

5 Woff Street, Beaumaris Vic 3193

Indicative selling price

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

Single price

\$1,850,000

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	23 Summerhill Rd BEAUMARIS 3193	\$1,910,040	15/05/2026
2	17 Church St BEAUMARIS 3193	\$1,900,000	05/05/2026
3	28 Hilton St BEAUMARIS 3193	\$1,900,000	17/04/2026

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:

28/07/2026 10:41



Property Type:
Agent Comments

Indicative Selling Price
\$1,850,000
Median House Price
Year ending June 2026: \$2,062,500

Comparable Properties



23 Summerhill Rd BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,910,040
Method: Private Sale
Date: 15/05/2026
Property Type: House (Res)
Land Size: 667 sqm approx



17 Church St BEAUMARIS 3193 (VG)

Agent Comments



Price: \$1,900,000
Method: Sale
Date: 05/05/2026
Property Type: House (Res)
Land Size: 604 sqm approx



28 Hilton St BEAUMARIS 3193 (REI/VG)

Agent Comments



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

Account - Hodges