

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

50 Haydens Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,900,000

Property Type House

Suburb Beaumaris

Period - From 01/04/2026

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	5/434 Balcombe Rd BEAUMARIS 3193	\$1,170,000	04/05/2026
2	5a Spicer St BEAUMARIS 3193	\$1,060,000	02/05/2026
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:

06/08/2026 11:09

Nick Sinclair

9194 1200

0422 217 788

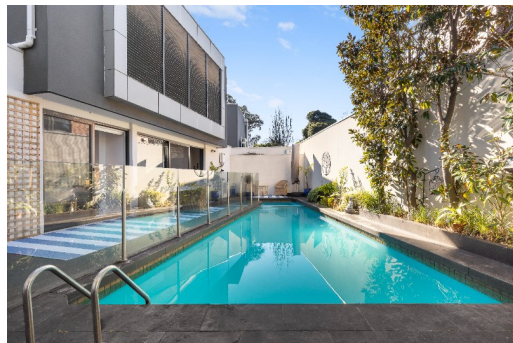
nicksinclair@jellisrcraig.com.au

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

June quarter 2026: \$1,900,000



2 2 1

Property Type: Townhouse

Comparable Properties



5/434 Balcombe Rd BEAUMARIS 3193 (REI)

Agent Comments

3 2 4

Price: \$1,170,000

Method: Private Sale

Date: 04/05/2026

Property Type: Townhouse (Res)



5a Spicer St BEAUMARIS 3193 (REI/VG)

Agent Comments

2 1 1

Price: \$1,060,000

Method: Auction Sale

Date: 02/05/2026

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.