

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

6 High Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,200,000

&

\$2,400,000

Median sale price

Median price \$1,975,000

Property Type House

Suburb Beaumaris

Period - From 01/01/2025

to 31/12/2025

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	57 Haldane St BEAUMARIS 3193	\$2,200,000	13/12/2025
2	20 The Close BEAUMARIS 3193	\$2,350,000	25/10/2025
3	20 Reserve Rd BEAUMARIS 3193	\$2,350,000	24/10/2025

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:

26/02/2026 10:37



Property Type: House (Res)
Land Size: 752 sqm approx
Agent Comments

Indicative Selling Price
 \$2,200,000 - \$2,400,000
Median House Price
 Year ending December 2025: \$1,975,000

Comparable Properties



57 Haldane St BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$2,200,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 628 sqm approx



20 The Close BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$2,350,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 614 sqm approx



20 Reserve Rd BEAUMARIS 3193 (REI)

Agent Comments



Price: \$2,350,000
Method: Sold Before Auction
Date: 24/10/2025
Property Type: House (Res)
Land Size: 699 sqm approx

Account - Hodges