

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

8 Reid 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 \$2,010,000 Property Type House Suburb Beaumaris

Period - From 11/04/2023 to 10/04/2024 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	119 Dalgetty Rd BEAUMARIS 3193	\$3,040,000	11/10/2023
2	4 Reid St BEAUMARIS 3193	\$2,905,000	09/03/2024
3	59 Scott St BEAUMARIS 3193	\$2,900,000	01/03/2024

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:

11/04/2024 09:15



4 2 2

Rooms: 8
Property Type: House (Res)
Land Size: 798 sqm approx
Agent Comments

Indicative Selling Price
\$2,900,000 - \$3,100,000
Median House Price
11/04/2023 - 10/04/2024: \$2,010,000

Comparable Properties



119 Dalgetty Rd BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 2

Price: \$3,040,000
Method: Sold Before Auction
Date: 11/10/2023
Property Type: House (Res)
Land Size: 635 sqm approx



4 Reid St BEAUMARIS 3193 (REI)

Agent Comments

3 2 3

Price: \$2,905,000
Method: Auction Sale
Date: 09/03/2024
Property Type: House (Res)



59 Scott St BEAUMARIS 3193 (REI)

Agent Comments

5 3 2

Price: \$2,900,000
Method: Sold Before Auction
Date: 01/03/2024
Property Type: House (Res)
Land Size: 624 sqm approx

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