

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

2/92-96 Pellatt Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,650,000 & \$1,780,000

Median sale price

Median price \$1,630,000 Property Type Vacant land Suburb Beaumaris

Period - From 19/08/2025 to 18/08/2026 Source Property Data

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	96 Pellatt St BEAUMARIS 3193	\$1,765,000	18/02/2026
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: 19/08/2026 12:48



1 1 1

Property Type: House
Land Size: 657 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,780,000
Median Land Price
19/08/2025 - 18/08/2026: \$1,630,000

Comparable Properties

96 Pellatt St BEAUMARIS 3193 (REI)

Agent Comments

- - -

Price: \$1,765,000
Method:
Date: 18/02/2026
Property Type: Land

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.