

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

10 Parkside Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,750,000

&

\$1,900,000

Median sale price

Median price \$2,055,500

Property Type House

Suburb Beaumaris

Period - From 01/07/2024

to

30/06/2025

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	23 Coreen Av BEAUMARIS 3193	\$2,000,000	02/04/2025
2	32 Spicer St BEAUMARIS 3193	\$1,840,000	13/03/2025
3	410 Balcombe Rd BEAUMARIS 3193	\$1,943,000	08/03/2025

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:

17/07/2025 10:00



4 3 2

Rooms: 6
Property Type: House (Res)
Land Size: 611 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,750,000 - \$1,900,000
Median House Price
Year ending June 2025: \$2,055,500

Comparable Properties



23 Coreen Av BEAUMARIS 3193 (REI/VG)

[Agent Comments](#)

4 2 4

Price: \$2,000,000
Method: Sold Before Auction
Date: 02/04/2025
Property Type: House (Res)
Land Size: 606 sqm approx



32 Spicer St BEAUMARIS 3193 (REI/VG)

[Agent Comments](#)

5 2 2

Price: \$1,840,000
Method: Private Sale
Date: 13/03/2025
Property Type: House (Res)
Land Size: 656 sqm approx



410 Balcombe Rd BEAUMARIS 3193 (REI/VG)

[Agent Comments](#)

4 2 4

Price: \$1,943,000
Method: Private Sale
Date: 08/03/2025
Property Type: House
Land Size: 742 sqm approx

Account - Hodges