

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

18 Bellaire Court, 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 \$2,064,000 Property Type House Suburb Beaumaris

Period - From 01/08/2024 to 31/07/2025 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	4 Comas Rd BEAUMARIS 3193	\$2,320,000	14/06/2025
2	55 Scott St BEAUMARIS 3193	\$2,360,000	06/03/2025
3	3 Anita St BEAUMARIS 3193	\$2,320,000	15/02/2025

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:

01/08/2025 11:13



 4
  2
  0

Rooms: 7

Property Type: House

Land Size: 665.443 sqm approx

Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

01/08/2024 - 31/07/2025: \$2,064,000

Comparable Properties



4 Comas Rd BEAUMARIS 3193 (REI)

Agent Comments

 5
  3
  2

Price: \$2,320,000

Method: Auction Sale

Date: 14/06/2025

Property Type: House (Res)



55 Scott St BEAUMARIS 3193 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$2,360,000

Method: Private Sale

Date: 06/03/2025

Property Type: House

Land Size: 622 sqm approx



3 Anita St BEAUMARIS 3193 (REI/VG)

Agent Comments

 4
  2
  4

Price: \$2,320,000

Method: Auction Sale

Date: 15/02/2025

Property Type: House (Res)

Land Size: 780 sqm approx

Account - Hodges