

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

117 OAK STREET BEAUMARIS VIC 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,800,000

&

\$1,900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,004,000

Property type

Other

Suburb

Beaumaris

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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 6 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

34 MARTIN STREET BEAUMARIS VIC 3193	\$1,855,000	23-Jul-25
2 REID STREET BEAUMARIS VIC 3193	\$1,925,000	29-Jun-25
29A PACIFIC BOULEVARD BEAUMARIS VIC 3193	\$1,910,000	19-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 29 July 2025


**34 MARTIN STREET BEAUMARIS
VIC 3193**
 4
 2
 4

Sold Price

^{RS}
\$1,855,000

Sold Date

23-Jul-25

Distance

1.16km

**2 REID STREET BEAUMARIS VIC
3193**
 4
 2
 2

Sold Price

^{RS}
\$1,925,000

Sold Date

29-Jun-25

Distance

1.38km

**29A PACIFIC BOULEVARD
BEAUMARIS VIC 3193**
 3
 2
 2

Sold Price

\$1,910,000

Sold Date

19-Mar-25

Distance

1.01km
RS = Recent sale

UN = Undisclosed Sale

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