

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

19 Coreen Avenue, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,900,000

&

\$2,000,000

Median sale price

Median price \$2,050,000

Property Type House

Suburb Beaumaris

Period - From 01/04/2025

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	10 Victor St BEAUMARIS 3193	\$2,050,000	07/07/2025
2	2 Reid St BEAUMARIS 3193	\$1,925,000	29/06/2025
3	104 Wells Rd BEAUMARIS 3193	\$1,975,000	14/06/2025

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:

06/08/2025 15:30

19 Coreen Avenue, Beaumaris Vic 3193



Paul Bond

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Indicative Selling Price

\$1,900,000 - \$2,000,000

Median House Price

June quarter 2025: \$2,050,000



6 2 0

Rooms: 9

Property Type: House

Land Size: 594.107 sqm approx

Agent Comments

Comparable Properties



10 Victor St BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 2

Price: \$2,050,000

Method: Private Sale

Date: 07/07/2025

Property Type: House

Land Size: 600 sqm approx



2 Reid St BEAUMARIS 3193 (REI)

Agent Comments

4 2 2

Price: \$1,925,000

Method: Private Sale

Date: 29/06/2025

Property Type: House

Land Size: 400 sqm approx



104 Wells Rd BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 2

Price: \$1,975,000

Method: Auction Sale

Date: 14/06/2025

Property Type: House (Res)

Land Size: 537 sqm approx

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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