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	13 Oak Street, Beaumaris Vic 3193
Including suburb and	
postcode	

Indicative selling price

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

Range between \$2,650,000	&	\$2,850,000
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Median sale price

Median price	\$2,078,000	Pro	perty Type	House		Suburb	Beaumaris
Period - From	27/07/2024	to	26/07/2025		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	26 Wattle Av BEAUMARIS 3193	\$2,675,000	11/07/2025
2	35 Anita St BEAUMARIS 3193	\$2,650,000	15/06/2025
3	30 Beach Rd BEAUMARIS 3193	\$2,850,000	13/02/2025

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:	27/07/2025 11:56













Property Type: House Land Size: 636 sqm approx

Agent Comments

Indicative Selling Price \$2,650,000 - \$2,850,000 **Median House Price** 27/07/2024 - 26/07/2025: \$2,078,000

Comparable Properties



26 Wattle Av BEAUMARIS 3193 (REI)









Price: \$2,675,000 Method: Private Sale Date: 11/07/2025 Property Type: House Land Size: 699 sqm approx Agent Comments



35 Anita St BEAUMARIS 3193 (REI)







Agent Comments

Price: \$2,650,000 Method: Private Sale Date: 15/06/2025 Property Type: House Land Size: 780 sqm approx



30 Beach Rd BEAUMARIS 3193 (REI)







Agent Comments

Price: \$2,850,000 Method: Private Sale Date: 13/02/2025 Property Type: House Land Size: 700 sqm approx

Account - Hodges





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