

# 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

114 Oak Street, Beaumaris Vic 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,650,000

&

\$1,725,000

### 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	13 Coreen Av BEAUMARIS 3193	\$1,721,000	01/07/2025
2	150 Pellatt St BEAUMARIS 3193	\$1,700,000	20/03/2025
3			

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:

09/07/2025 10:01

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**Indicative Selling Price**

\$1,650,000 - \$1,725,000

**Median House Price**

June quarter 2025: \$2,050,000



3 2 2-4

**Rooms:** 5

**Property Type:** House

**Land Size:** 672m2 sqm approx

**Agent Comments**

Original brick modernist home with sunken bar and pool.

## Comparable Properties



**13 Coreen Av BEAUMARIS 3193 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,721,000

**Method:** Sold Before Auction

**Date:** 01/07/2025

**Property Type:** House

**Land Size:** 603 sqm approx



**150 Pellatt St BEAUMARIS 3193 (REI/VG)**

**Agent Comments**

3 1 4

**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 20/03/2025

**Property Type:** House (Res)

**Land Size:** 697 sqm approx

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.