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	8 Burgess Street, Beaumaris Vic 3193

Indicative selling price

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

Range between $2,500,000 & $2,700,000

Median sale price

Median price $2,050,000 Property Type House Suburb Beaumaris

Period - From 01/07/2025 to 30/09/2025 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	121 Dalgetty Rd BEAUMARIS 3193	$2,600,000	25/10/2025
2	16 Lynette Av BEAUMARIS 3193	$2,680,000	18/10/2025
3	69 Fourth St BEAUMARIS 3193	$2,910,000	14/10/2025

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: 06/11/2025 13:40

8 Burgess Street, Beaumaris Vic 3193

Mandy Engelhardt
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0439 483 024
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4 3 2

Rooms: 7
Property Type: House /land
Land Size: 904m2 sqm approx

Agent Comments

Bay views Rear access via laneway

Indicative Selling Price
$2,500,000 - $2,700,000
Median House Price
September quarter 2025: $2,050,000

Comparable Properties



121 Dalgetty Rd BEAUMARIS 3193 (REI)

4 2 2

Price: $2,600,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 642 sqm approx

Agent Comments



16 Lynette Av BEAUMARIS 3193 (REI)

5 3 2

Price: $2,680,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments



69 Fourth St BEAUMARIS 3193 (REI)

5 3 3

Price: $2,910,000
Method: Private Sale
Date: 14/10/2025
Property Type: House

Agent Comments

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