

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 46-48 Wells Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$4,000,000 & \$4,400,000

Median sale price

Median price \$1,884,444 Property Type House Suburb Beaumaris

Period - From 01/10/2025 to 31/12/2025 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	2 Banksia Av BEAUMARIS 3193	\$4,100,000	25/02/2026
2	7 Ruxton Rise BEAUMARIS 3193	\$4,040,000	16/12/2025
3	33 Plummer Rd MENTONE 3194	\$4,500,000	19/11/2025

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: 25/03/2026 09:31

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Indicative Selling Price

\$4,000,000 - \$4,400,000

Median House Price

December quarter 2025: \$1,884,444



5 4 2

Property Type: House (Res)

Agent Comments

Comparable Properties



2 Banksia Av BEAUMARIS 3193 (REI)

Agent Comments

4 2 4

Price: \$4,100,000

Method: Expression of Interest

Date: 25/02/2026

Property Type: House (Res)

Land Size: 1880 sqm approx



7 Ruxton Rise BEAUMARIS 3193 (REI/VG)

Agent Comments

4 4 6

Price: \$4,040,000

Method: Private Sale

Date: 16/12/2025

Property Type: House (Res)

Land Size: 497 sqm approx



33 Plummer Rd MENTONE 3194 (REI)

Agent Comments

5 5 4

Price: \$4,500,000

Method: Private Sale

Date: 19/11/2025

Property Type: House (Res)

Land Size: 1760 sqm approx

Account - Jellis Craig | P: 03 9194 1200