

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

17 Tibbles Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,650,000 & \$1,815,000

Median sale price

Median price \$1,975,000 Property Type House Suburb Beaumaris

Period - From 01/01/2025 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	14 Wattle Av BEAUMARIS 3193	\$1,800,000	29/11/2025
2	5 Scott St BEAUMARIS 3193	\$1,765,000	24/10/2025
3	62 Morey Rd BEAUMARIS 3193	\$1,700,000	13/10/2025

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:

30/03/2026 13:09



3
 2
 2

Property Type:
Land Size: 783 sqm approx
Agent Comments

Indicative Selling Price
 \$1,650,000 - \$1,815,000
Median House Price
 Year ending December 2025: \$1,975,000

Comparable Properties



14 Wattle Av BEAUMARIS 3193 (REI)

[Agent Comments](#)

3
 2
 2

Price: \$1,800,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 766 sqm approx



5 Scott St BEAUMARIS 3193 (REI/VG)

[Agent Comments](#)

4
 1
 1

Price: \$1,765,000
Method: Private Sale
Date: 24/10/2025
Property Type: House (Res)
Land Size: 645 sqm approx

62 Morey Rd BEAUMARIS 3193 (VG)

[Agent Comments](#)

3
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Price: \$1,700,000
Method: Sale
Date: 13/10/2025
Property Type: Development Site (Res)
Land Size: 695 sqm approx

Account - Hodges



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