

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

74 Haydens Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,850,000 & \$2,000,000

Median sale price

Median price \$2,100,000 Property Type House Suburb Beaumaris

Period - From 15/04/2025 to 14/04/2026 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 | 19 Coreen Av BEAUMARIS 3193 | \$1,937,000 | 10/03/2026 |
| 2 | 4/131 Charman Rd BEAUMARIS 3193 | \$1,920,000 | 26/02/2026 |
| 3 | 9 Stayner St BEAUMARIS 3193 | \$1,850,000 | 16/12/2025 |

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: 15/04/2026 14:11



Property Type:
Divorce/Estate/Family Transfers
Land Size: 451 sqm approx
Agent Comments

Indicative Selling Price
\$1,850,000 - \$2,000,000
Median House Price
15/04/2025 - 14/04/2026: \$2,100,000

Comparable Properties



19 Coreen Av BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,937,000
Method: Private Sale
Date: 10/03/2026
Property Type: House (Res)
Land Size: 606 sqm approx



4/131 Charman Rd BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,920,000
Method: Auction Sale
Date: 26/02/2026
Property Type: House (Res)



9 Stayner St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,850,000
Method: Private Sale
Date: 16/12/2025
Property Type: House

Account - Hodges