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<br>Including suburb and postcode | 4 Hume Street, Beaumaris Vic 3193 |

## Indicative selling price

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

Range between $1,450,000 & $1,500,000

## Median sale price

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

Period - From 01/04/2025 to 31/03/2026 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 | 72 Bluff Rd BLACK ROCK 3193 | $1,500,000 | 13/06/2026 |
| 2 | 124 Tramway Pde BEAUMARIS 3193 | $1,530,000 | 02/03/2026 |
| 3 | 44b Haydens Rd BEAUMARIS 3193 | $1,521,000 | 19/02/2026 |

**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: 18/06/2026 20:19

# 4 Hume Street, Beaumaris Vic 3193



3 2 2

**Property Type:** Townhouse (Single)

Agent Comments

**Indicative Selling Price**
$1,450,000 - $1,500,000
**Median House Price**
Year ending March 2026: $2,100,000

## Comparable Properties



**72 Bluff Rd BLACK ROCK 3193 (REI)**

3 3 3

**Price:** $1,500,000
**Method:** Auction Sale
**Date:** 13/06/2026
**Property Type:** Townhouse (Res)

Agent Comments



**124 Tramway Pde BEAUMARIS 3193 (REI/VG)**

4 3 2

**Price:** $1,530,000
**Method:** Sold Before Auction
**Date:** 02/03/2026
**Property Type:** Townhouse (Res)

Agent Comments

**44b Haydens Rd BEAUMARIS 3193 (VG)**

3 - -

**Price:** $1,521,000
**Method:** Sale
**Date:** 19/02/2026
**Property Type:** Flat/Unit/Apartment (Res)

Agent Comments

**Account** - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840

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