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 Martin Street, Beaumaris Vic 3193

Indicative selling price

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

Range between $2,500,000 & $2,750,000

Median sale price

Median price $2,029,000 Property Type House Suburb Beaumaris

Period - From 23/04/2024 to 22/04/2025 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	3 Grandview Av BEAUMARIS 3193	$2,555,000	26/03/2025
2	7 Deauville St BEAUMARIS 3193	$2,555,000	22/03/2025
3	67 Tramway Pde BEAUMARIS 3193	$2,650,000	16/11/2024

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: 23/04/2025 17:13

8 Martin Street, Beaumaris Vic 3193



Property Type:
Divorce/Estate/Family Transfers
Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price
$2,500,000 - $2,750,000
Median House Price
23/04/2024 - 22/04/2025: $2,029,000

Comparable Properties



3 Grandview Av BEAUMARIS 3193 (REI)

4 2 3

Price: $2,555,000
Method: Sold Before Auction
Date: 26/03/2025
Property Type: House (Res)
Land Size: 953 sqm approx

Agent Comments



7 Deauville St BEAUMARIS 3193 (REI)

5 3 2

Price: $2,555,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 724 sqm approx

Agent Comments



67 Tramway Pde BEAUMARIS 3193 (REI/VG)

4 3 2

Price: $2,650,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 867 sqm approx

Agent Comments

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805

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