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	5 Mcnaught Street, Beaumaris Vic 3193

Indicative selling price

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

Range between $1,975,000 & $2,095,000

Median sale price

Median price $1,985,000 Property Type House Suburb Beaumaris

Period - From 09/12/2023 to 08/12/2024 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	33 Wells Rd BEAUMARIS 3193	$1,985,000	28/11/2024
2	12 Raymond St BEAUMARIS 3193	$1,981,000	07/09/2024
3	115 Pellatt St BEAUMARIS 3193	$2,008,000	22/06/2024

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: 09/12/2024 16:09

5 Mcnaught Street, Beaumaris Vic 3193



4 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,975,000 - $2,095,000
Median House Price
09/12/2023 - 08/12/2024: $1,985,000

Comparable Properties



33 Wells Rd BEAUMARIS 3193 (REI)

4 2 2

Price: $1,985,000
Method: Auction Sale
Date: 28/11/2024
Property Type: House (Res)
Land Size: 590 sqm approx

Agent Comments



12 Raymond St BEAUMARIS 3193 (REI/VG)

4 2 2

Price: $1,981,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments



115 Pellatt St BEAUMARIS 3193 (REI/VG)

4 2 3

Price: $2,008,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 910 sqm approx

Agent Comments

Account - Hodges | P: 03 9589 6077 | F: 03 9589 1597

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