

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

106 Pellatt Street, Beaumaris Vic 3193

Indicative selling price

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

Range between \$1,950,000 & \$2,050,000

Median sale price

Median price \$1,965,500 Property Type House Suburb Beaumaris

Period - From 01/10/2023 to 30/09/2024 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	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:

29/11/2024 14:51



 4
  2
  2

Property Type: House (Res)

Land Size: 711 sqm approx

Agent Comments

Indicative Selling Price

\$1,950,000 - \$2,050,000

Median House Price

Year ending September 2024: \$1,965,500

Comparable Properties



33 Wells Rd BEAUMARIS 3193 (REI)

Agent Comments

 4
  2
  2

Price: \$1,985,000

Method: Auction Sale

Date: 28/11/2024

Property Type: House

Land Size: 590 sqm approx



12 Raymond St BEAUMARIS 3193 (REI/VG)

Agent Comments

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  2
  2

Price: \$1,981,000

Method: Auction Sale

Date: 07/09/2024

Property Type: House (Res)

Land Size: 697 sqm approx



115 Pellatt St BEAUMARIS 3193 (REI/VG)

Agent Comments

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  3

Price: \$2,008,000

Method: Auction Sale

Date: 22/06/2024

Property Type: House (Res)

Land Size: 910 sqm approx

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