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	10a Mcnaught Street, Beaumaris Vic 3193

Indicative selling price

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

Range between $2,150,000 & $2,300,000

Median sale price

Median price $2,033,000 Property Type House Suburb Beaumaris

Period - From 20/06/2024 to 19/06/2025 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	32b Towers St BEAUMARIS 3193	$2,300,000	11/04/2025
2	53 Arkaringa Cr BLACK ROCK 3193	$2,150,000	01/04/2025
3	2/11a McNaught St BEAUMARIS 3193	$2,000,000	05/03/2025

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: 20/06/2025 12:23

10a Mcnaught Street, Beaumaris Vic 3193



Property Type:
Agent Comments

Indicative Selling Price
$2,150,000 - $2,300,000
Median House Price
20/06/2024 - 19/06/2025: $2,033,000

Comparable Properties



32b Towers St BEAUMARIS 3193 (REI/VG)

3 3 2

Price: $2,300,000
Method: Private Sale
Date: 11/04/2025
Property Type: House
Land Size: 407 sqm approx

Agent Comments



53 Arkaringa Cr BLACK ROCK 3193 (REI/VG)

4 3 2

Price: $2,150,000
Method: Auction Sale
Date: 01/04/2025
Property Type: House (Res)
Land Size: 600 sqm approx

Agent Comments



2/11a McNaught St BEAUMARIS 3193 (REI)

4 3 2

Price: $2,000,000
Method: Private Sale
Date: 05/03/2025
Property Type: House

Agent Comments

Account - Hodges

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