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	37 Scott Street, Beaumaris VIC 3193

Indicative selling price

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

Range between $1,700,000 & $1,800,000

Median sale price

Median price $2,004,000 Property Type House Suburb Beaumaris

Period - From 15/01/2025 to 14/07/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
9 Oak Street Beaumaris VIC 3193	$1,810,000	31/05/2025
56 Scott Street Beaumaris VIC 3193	$1,810,000	27/03/2025
13 Coreen Avenue Beaumaris VIC 3193	$1,721,000	01/07/2025

This Statement of Information was prepared on: 15/07/2025