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	20 Scott Street, Beaumaris VIC 3193

Indicative selling price

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

Single price	$2,485,000

Median sale price

Median price	$2,080,000	Property Type	House	Suburb	Beaumaris
Period - From	13/03/2025	to	12/09/2025	Source	Cotality™

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
4 Comas Road Beaumaris VIC 3193	$2,320,000	14/06/2025
28 Gramatan Avenue Beaumaris VIC 3193	$2,588,888	18/03/2025
53 Second Street Black Rock VIC 3193	$2,403,000	15/03/2025

This Statement of Information was prepared on: 13/09/2025