

# 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

446 Beach Road, Beaumaris Vic 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$4,500,000

### Median sale price

Median price \$2,062,500

Property Type House

Suburb Beaumaris

Period - From 10/03/2025

to 09/03/2026

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		
2		
3		

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:

10/03/2026 13:58



 4  3  2

**Property Type:** House  
**Land Size:** 1017 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$4,500,000  
**Median House Price**  
10/03/2025 - 09/03/2026: \$2,062,500

## Comparable Properties

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.

**Account - The Agency Victoria | P: 03 8578 0388**



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