

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 4a Rosemary Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,500,000 & \$2,700,000

Median sale price

Median price \$2,050,000 Property Type House Suburb Beaumaris

Period - From 24/02/2025 to 23/02/2026 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 | 8 Margate St BEAUMARIS 3193 | \$2,675,000 | 03/02/2026 |
| 2 | 23 Cromer Rd BEAUMARIS 3193 | \$2,700,000 | 25/01/2026 |
| 3 | 25j Bolton St BEAUMARIS 3193 | \$2,560,000 | 02/10/2025 |

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: 24/02/2026 12:00



4 3 1

Property Type:
Agent Comments

Indicative Selling Price
\$2,500,000 - \$2,700,000
Median House Price
24/02/2025 - 23/02/2026: \$2,050,000

Comparable Properties



8 Margate St BEAUMARIS 3193 (REI)

Agent Comments

4 3 3

Price: \$2,675,000
Method: Expression of Interest
Date: 03/02/2026
Property Type: House (Res)
Land Size: 593 sqm approx



23 Cromer Rd BEAUMARIS 3193 (REI)

Agent Comments

4 4 2

Price: \$2,700,000
Method: Private Sale
Date: 25/01/2026
Property Type: House (Res)
Land Size: 457 sqm approx



25j Bolton St BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 4

Price: \$2,560,000
Method: Private Sale
Date: 02/10/2025
Property Type: House
Land Size: 482 sqm approx

Account - Hodges