

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

19 Coreen Avenue, Beaumaris Vic 3193

Indicative selling price

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

Single price \$1,975,000

Median sale price

Median price \$1,884,444

Property Type House

Suburb Beaumaris

Period - From 01/10/2025

to 31/12/2025

Source REIV

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	15 Agnes St BEAUMARIS 3193	\$2,100,000	12/09/2025
2	23 Shearman Cr MENTONE 3194	\$1,970,000	11/09/2025
3	54 Mundy St MENTONE 3194	\$1,995,000	22/08/2025

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:

17/02/2026 08:59



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Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,975,000
Median House Price
December quarter 2025: \$1,884,444

Comparable Properties



15 Agnes St BEAUMARIS 3193 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$2,100,000
Method: Sold Before Auction
Date: 12/09/2025
Property Type: House (Res)
Land Size: 606 sqm approx



23 Shearman Cr MENTONE 3194 (VG)

[Agent Comments](#)

4 - -

Price: \$1,970,000
Method: Sale
Date: 11/09/2025
Property Type: House (Res)
Land Size: 534 sqm approx



54 Mundy St MENTONE 3194 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,995,000
Method: Private Sale
Date: 22/08/2025
Property Type: House
Land Size: 725 sqm approx