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	73 Haydens Road, Beaumaris Vic 3193

Indicative selling price

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

Range between $1,590,000 & $1,650,000

Median sale price

Median price $1,800,000 Property Type Townhouse Suburb Beaumaris

Period - From 06/11/2024 to 05/11/2025 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	11 Anita St BEAUMARIS 3193	$1,660,000	09/09/2025
2	6a Bolton St BEAUMARIS 3193	$1,800,000	21/08/2025
3	14 Bayview Rd BEAUMARIS 3193	$1,595,000	30/05/2025

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: 06/11/2025 15:58

73 Haydens Road, Beaumaris Vic 3193

4 2 2

Property Type: Townhouse
Land Size: 321 sqm approx

Agent Comments

Indicative Selling Price
$1,590,000 - $1,650,000
Median Townhouse Price
06/11/2024 - 05/11/2025: $1,800,000

Comparable Properties

11 Anita St BEAUMARIS 3193 (REI)

4 2 2

Price: $1,660,000
Method: Private Sale
Date: 09/09/2025
Property Type: Townhouse (Single)
Land Size: 292 sqm approx

Agent Comments

6a Bolton St BEAUMARIS 3193 (REI/VG)

4 2 2

Price: $1,800,000
Method: Private Sale
Date: 21/08/2025
Property Type: Townhouse (Single)
Land Size: 418 sqm approx

Agent Comments

14 Bayview Rd BEAUMARIS 3193 (REI/VG)

4 2 2

Price: $1,595,000
Method: Private Sale
Date: 30/05/2025
Property Type: Townhouse (Single)
Land Size: 720 sqm approx

Agent Comments

Account - Hodges

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