

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

2 HUTCHISON AVENUE BEAUMARIS VIC 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,695,000

&

\$2,964,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,080,000

Property type

House

Suburb

Beaumaris

Period-from

01 Nov 2024

to

31 Oct 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 6 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

6 CROMER ROAD BEAUMARIS VIC 3193	\$3,250,000	23-Oct-25
6 RAY STREET BEAUMARIS VIC 3193	\$3,150,000	25-Sep-25
14 OAK STREET BEAUMARIS VIC 3193	\$3,055,000	13-Sep-25

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 6 months.

This Statement of Information was prepared on: 05 November 2025



6 CROMER ROAD BEAUMARIS VIC 3193

Sold Price ^{RS} **\$3,250,000** ^{UN} Sold Date **23-Oct-25**

4 3 2

Distance **0.15km**

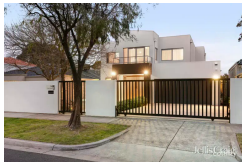


6 RAY STREET BEAUMARIS VIC 3193

Sold Price ^{RS} **\$3,150,000** ^{UN} Sold Date **25-Sep-25**

4 3 2

Distance **0.26km**



14 OAK STREET BEAUMARIS VIC 3193

Sold Price ^{RS} **\$3,055,000** Sold Date **13-Sep-25**

4 2 2

Distance **0.47km**

RS = Recent sale **UN** = Undisclosed Sale

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