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

68 Morey Road, Beaumaris Vic 3193

Indicative selling price

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

Range between | $2,200,000 | & | $2,400,000

Median sale price

| Median price | $1,975,000 | Property Type | House | Suburb | Beaumaris |

| Period - From | 01/01/2025 | 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	18 Folkestone Cr BEAUMARIS 3193	$2,500,000	17/11/2025
2	121 Dalgetty Rd BEAUMARIS 3193	$2,600,000	25/10/2025
3	20 Scott St BEAUMARIS 3193	$2,450,000	15/09/2025

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: | 13/01/2026 15:13

CONSUMER AFFAIRS VICTORIA

68 Morey Road, Beaumaris Vic 3193

NICK JOHNSTONE
your personal agent

Katie Mactier
0412 541 642
katie@nickjohnstone.com.au

🛏 4   🛏 2   🚗 1

Property Type: House
Land Size: 697 sqm approx

Agent Comments

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
Year ending December 2025: $1,975,000

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Comparable Properties

18 Folkestone Cr BEAUMARIS 3193 (REI)

🛏 4   🛏 2   🚗 2

Price: $2,500,000
Method: Private Sale
Date: 17/11/2025
Property Type: House (Res)
Land Size: 620 sqm approx

Agent Comments

121 Dalgetty Rd BEAUMARIS 3193 (REI)

🛏 4   🛏 2   🚗 2

Price: $2,600,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 642 sqm approx

Agent Comments

20 Scott St BEAUMARIS 3193 (REI/VG)

🛏 4   🛏 2   🚗 2

Price: $2,450,000
Method: Private Sale
Date: 15/09/2025
Property Type: House (Res)
Land Size: 643 sqm approx

Agent Comments

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400

REIV THE DIFFERENCE

propertydata.com.au