

# 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

5b Margate Street, Beaumaris Vic 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,250,000 & \$2,350,000

### Median sale price

Median price \$1,999,000 Property Type House Suburb Beaumaris

Period - From 16/02/2025 to 15/02/2026 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	1c Scott St BEAUMARIS 3193	\$2,350,000	15/10/2025
2	13b Tibbles St BEAUMARIS 3193	\$2,310,000	25/09/2025
3			

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:

16/02/2026 14:35

5b Margate Street, Beaumaris Vic 3193



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stud  
y  3.5  2+

**Property Type:** Townhouse  
**Land Size:** 306 sqm approx

**Agent Comments**

Available to purchase Pre Construction.

**Indicative Selling Price**  
\$2,250,000 - \$2,350,000  
**Median House Price**  
16/02/2025 - 15/02/2026: \$1,999,000

## Comparable Properties



**1c Scott St BEAUMARIS 3193 (REI/VG)**

[Agent Comments](#)

 4  3  2

**Price:** \$2,350,000  
**Method:** Private Sale  
**Date:** 15/10/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 328 sqm approx



**13b Tibbles St BEAUMARIS 3193 (REI/VG)**

[Agent Comments](#)

 4  3  2

**Price:** \$2,310,000  
**Method:** Sold Before Auction  
**Date:** 25/09/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 396 sqm approx

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.

**Account - Lowe Design & Build** | P: 03 9587 8400



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