

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

86 Wells Road, Beaumaris VIC 3193

Indicative selling price

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

Range between

\$2,350,000

&

\$2,500,000

Median sale price

Median price

\$2,100,000

Property Type

House

Suburb

Beaumaris

Period - From

13/11/2025

to

12/05/2026

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
23 Cromer Rd, Beaumaris Vic	\$2,700,000	25/01/2026
8 Margate St, Beaumaris Vic	\$2,675,000	03/02/2026

This Statement of Information was prepared on:

13/05/2026