

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

14 HOLDING STREET, BEAUMARIS, VIC 3193

Indicative selling price

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

Single price

\$2,300,000

or range between

&

Median sale price

Median price

\$2,100,000

Property Type

House

Suburb

BEAUMARIS

Period - From

01 Sep 2025

to

31 Aug 2026

Source

Cotality

Comparable property sales

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
20 RESERVE ROAD BEAUMARIS VIC 3193	\$2,350,000	24-Oct-25
419 BEACH ROAD BEAUMARIS VIC 3193	\$2,175,000	19-Sep-26
16 TRAMWAY PARADE BEAUMARIS VIC 3193	\$2,301,000	15-Jan-26

This Statement of Information was prepared on:

28/09/2026