

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

1a Reserve Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,700,000

&

\$2,850,000

Median sale price

Median price \$2,033,000

Property Type House

Suburb Beaumaris

Period - From 02/09/2024

to

01/09/2025

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	13 Oak St BEAUMARIS 3193	\$2,755,000	16/08/2025
2	2a Second St BLACK ROCK 3193	\$2,825,000	05/06/2025
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:

02/09/2025 10:42



4 3 4

Property Type: House
Agent Comments

Indicative Selling Price
\$2,700,000 - \$2,850,000
Median House Price
02/09/2024 - 01/09/2025: \$2,033,000

Comparable Properties



13 Oak St BEAUMARIS 3193 (REI)

Agent Comments

4 2 2

Price: \$2,755,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 636 sqm approx



2a Second St BLACK ROCK 3193 (REI/VG)

Agent Comments

4 3 3

Price: \$2,825,000
Method: Sold Before Auction
Date: 05/06/2025
Property Type: House (Res)
Land Size: 757 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.