

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

2/182 Reserve Road, Beaumaris Vic 3193

Indicative selling price

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

Single price

\$1,328,000

Median sale price

Median price

\$1,267,500

Property Type

Unit

Suburb

Beaumaris

Period - From

17/11/2024

to

16/11/2025

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	27/33-35 Bodley St BEAUMARIS 3193	\$1,300,000	28/05/2025
2			
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:

17/11/2025 14:33



3 2 2

Property Type: House (Res)

Agent Comments

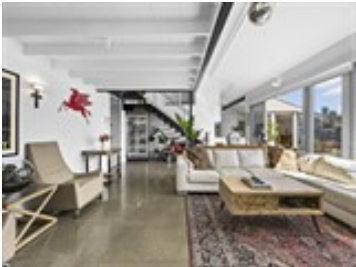
Indicative Selling Price

\$1,328,000

Median Unit Price

17/11/2024 - 16/11/2025: \$1,267,500

Comparable Properties



27/33-35 Bodley St BEAUMARIS 3193 (REI)

Agent Comments

3 3 3

Price: \$1,300,000

Method: Private Sale

Date: 28/05/2025

Property Type: Unit

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.