

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

Single price

\$2,950,000

Median sale price

Median price

\$2,080,000

Property Type

House

Suburb

Beaumaris

Period - From

21/07/2024

to

20/07/2025

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	10 Hugo St BEAUMARIS 3193	\$2,910,000	06/07/2025
2	8 Martin St BEAUMARIS 3193	\$2,925,000	15/05/2025
3	79 Oak St BEAUMARIS 3193	\$2,980,000	08/02/2025

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:

21/07/2025 10:44



4
 3
 4

Property Type: House

Agent Comments

Indicative Selling Price

\$2,950,000

Median House Price

21/07/2024 - 20/07/2025: \$2,080,000

Comparable Properties



10 Hugo St BEAUMARIS 3193 (REI)

Agent Comments

5
 2
 2

Price: \$2,910,000

Method: Private Sale

Date: 06/07/2025

Property Type: House

Land Size: 614 sqm approx



8 Martin St BEAUMARIS 3193 (REI)

Agent Comments

4
 3
 4

Price: \$2,925,000

Method: Sold Before Auction

Date: 15/05/2025

Property Type: House (Res)

Land Size: 650 sqm approx



79 Oak St BEAUMARIS 3193 (VG)

Agent Comments

3
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Price: \$2,980,000

Method: Sale

Date: 08/02/2025

Property Type: House (Res)

Land Size: 633 sqm approx

Account - Nick Johnstone | P: 03 9553 8300 | F: 03 9553 8400