

## 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](http://consumer.vic.gov.au/underquoting)

Single price \$1,295,000

#### Median sale price

Median price \$1,282,500

Property Type Unit

Suburb Beaumaris

Period - From 05/01/2025

to 04/01/2026

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	1/1 Wallace Cr BEAUMARIS 3193	\$1,290,000	30/08/2025
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:

05/01/2026 15:52



3    2    2

**Property Type:** House (Res)

**Agent Comments**
**Indicative Selling Price**

\$1,295,000

**Median Unit Price**

05/01/2025 - 04/01/2026: \$1,282,500

## Comparable Properties

**1/1 Wallace Cr BEAUMARIS 3193 (VG)**

2    -    -

**Agent Comments**
**Price:** \$1,290,000

**Method:** Sale

**Date:** 30/08/2025

**Property Type:** Flat/Unit/Apartment (Res)

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.

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