

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

Range between

\$1,275,000

&

\$1,325,000

Median sale price

Median price

\$1,300,000

Property Type

Unit

Suburb

Beaumaris

Period - From

28/10/2024

to

27/10/2025

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	1/33 Bayview Cr BLACK ROCK 3193	\$1,277,000	09/10/2025
2	1/1 Wallace Cr BEAUMARIS 3193	\$1,290,000	30/08/2025
3	5/16-18 Stuart Av CHELTENHAM 3192	\$1,275,000	30/08/2025

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:

28/10/2025 10:59



Property Type:
Agent Comments

Indicative Selling Price
\$1,275,000 - \$1,325,000
Median Unit Price
28/10/2024 - 27/10/2025: \$1,300,000

Comparable Properties



1/33 Bayview Cr BLACK ROCK 3193 (REI)

Agent Comments



Price: \$1,277,000
Method: Sold Before Auction
Date: 09/10/2025
Property Type: Unit
Land Size: 249 sqm approx

1/1 Wallace Cr BEAUMARIS 3193 (VG)

Agent Comments



Price: \$1,290,000
Method: Sale
Date: 30/08/2025
Property Type: Flat/Unit/Apartment (Res)



5/16-18 Stuart Av CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,275,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Unit
Land Size: 234 sqm approx

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