Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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
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Median sale price

Median price	\$1,300,000	Pro	perty Type Ur	it		Suburb	Beaumaris
Period - From	28/10/2024	to	27/10/2025	So	urce	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

Add	dress 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 comparableproperties 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)

Price: \$1,277,000

Method: Sold Before Auction

Date: 09/10/2025 Property Type: Unit

Land Size: 249 sqm approx

Agent Comments

1/1 Wallace Cr BEAUMARIS 3193 (VG)



Agent Comments

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)





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

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





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