

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

2b Ruxton Rise, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$2,000,000

Property Type House

Suburb Beaumaris

Period - From 12/02/2025

to

11/02/2026

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	1c Scott St BEAUMARIS 3193	\$2,350,000	15/10/2025
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:

12/02/2026 16:17

Nick Johnstone
03 9553 8300
0414 276 871

nick@nickjohnstone.com.au

Indicative Selling Price
\$2,300,000 - \$2,500,000

Median House Price

12/02/2025 - 11/02/2026: \$2,000,000



4 2 2

Property Type: House (Res)
Land Size: 365 sqm approx
Agent Comments

Comparable Properties



1c Scott St BEAUMARIS 3193 (REI/VG)

Agent Comments

4 3 2

Price: \$2,350,000
Method: Private Sale
Date: 15/10/2025
Property Type: Townhouse (Res)
Land Size: 328 sqm approx

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.