

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 \$2,500,000

&

\$2,700,000

Median sale price

Median price \$1,988,000

Property Type House

Suburb Beaumaris

Period - From 14/01/2025

to

13/01/2026

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 | 25j Bolton St BEAUMARIS 3193 | \$2,560,000 | 02/10/2025 |
| 2 | 22b Haywood St BEAUMARIS 3193 | \$2,670,000 | 02/09/2025 |
| 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:

14/01/2026 10:43



4 2 2

Property Type: House (Res)

Land Size: 365 sqm approx

Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,700,000

Median House Price

14/01/2025 - 13/01/2026: \$1,988,000

Comparable Properties



25j Bolton St BEAUMARIS 3193 (REI)

Agent Comments

4 2 4

Price: \$2,560,000

Method: Private Sale

Date: 02/10/2025

Property Type: House

Land Size: 482 sqm approx



22b Haywood St BEAUMARIS 3193 (REI)

Agent Comments

4 3 4

Price: \$2,670,000

Method: Sold Before Auction

Date: 02/09/2025

Property Type: Townhouse (Res)

Land Size: 363 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.

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