

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)**

4 2 4

Price: \$2,560,000**Method:** Private Sale**Date:** 02/10/2025**Property Type:** House**Land Size:** 482 sqm approx

Agent Comments

**22b Haywood St BEAUMARIS 3193 (REI)**

4 3 4

Price: \$2,670,000**Method:** Sold Before Auction**Date:** 02/09/2025**Property Type:** Townhouse (Res)**Land Size:** 363 sqm approx

Agent Comments

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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