

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

7 Ruxton Rise, Beaumaris Vic 3193

Indicative selling price

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

Range between \$4,000,000

&

\$4,400,000

Median sale price

Median price \$1,991,500

Property Type House

Suburb Beaumaris

Period - From 20/11/2024

to

19/11/2025

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	11 Arkaringa Cr BLACK ROCK 3193	\$4,100,000	11/11/2025
2	2 Oconnor St BLACK ROCK 3193	\$4,275,000	14/06/2025
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:

20/11/2025 10:00



Property Type: Land (Res)
Land Size: 497 sqm approx
Agent Comments

Indicative Selling Price
\$4,000,000 - \$4,400,000
Median House Price
20/11/2024 - 19/11/2025: \$1,991,500

Comparable Properties



11 Arkaringa Cr BLACK ROCK 3193 (REI)

Agent Comments



Price: \$4,100,000
Method: Private Sale
Date: 11/11/2025
Property Type: House
Land Size: 1400 sqm approx



2 Oconnor St BLACK ROCK 3193 (REI/VG)

Agent Comments



Price: \$4,275,000
Method: Private Sale
Date: 14/06/2025
Property Type: House
Land Size: 843 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.