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

1a Reserve Road, Beaumaris Vic 3193

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$2,950,000		&		\$3,100,000			
Median sale price								
Median price	\$2,025,000	Pro	Property Type H		House		Suburb	Beaumaris
Period - From	17/06/2024	to	16/06/2025		So	ource	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 sixmonths 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	19 Iluka St BLACK ROCK 3193	\$2,950,000	08/05/2025
2	79 Oak St BEAUMARIS 3193	\$2,980,000	08/02/2025
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:

17/06/2025 09:10









Property Type: Land (Res) **Land Size:** 515 sqm approx Agent Comments Indicative Selling Price \$2,950,000 - \$3,100,000 Median House Price 17/06/2024 - 16/06/2025: \$2,025,000

Comparable Properties

	19 Iluka St BLACK ROCK 3193 (REI) 5 2 2 2 Price: \$2,950,000 Method: Private Sale Date: 08/05/2025 Property Type: House Land Size: 1140 sqm approx	Agent Comments
Lund Ster Bold style September	79 Oak St BEAUMARIS 3193 (VG) Image: 1 3 Image: 1 Image: 1 Price: \$2,980,000 Method: Sale Date: 08/02/2025 Property Type: House (Res) Land Size: 633 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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propertydata



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