

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$2,950,000

&

\$3,100,000

### Median sale price

Median price \$2,025,000

Property Type House

Suburb Beaumaris

Period - From 17/06/2024

to

16/06/2025

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	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)**

**Agent Comments**



**Price:** \$2,950,000  
**Method:** Private Sale  
**Date:** 08/05/2025  
**Property Type:** House  
**Land Size:** 1140 sqm approx



**79 Oak St BEAUMARIS 3193 (VG)**

**Agent Comments**



**Price:** \$2,980,000  
**Method:** Sale  
**Date:** 08/02/2025  
**Property Type:** House (Res)  
**Land Size:** 633 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.