

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

2/112 Reserve Road, Beaumaris Vic 3193

Indicative selling price

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

Range between

\$990,000

&

\$1,080,000

Median sale price

Median price

\$1,275,000

Property Type

Unit

Suburb

Beaumaris

Period - From

09/06/2025

to

08/06/2026

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	5a Spicer St BEAUMARIS 3193	\$1,060,000	02/05/2026
2	1/98 Oak St BEAUMARIS 3193	\$1,045,000	18/04/2026
3	9/133 Charman Rd BEAUMARIS 3193	\$1,055,000	14/03/2026

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:

09/06/2026 12:56



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$990,000 - \$1,080,000

Median Unit Price

09/06/2025 - 08/06/2026: \$1,275,000

Comparable Properties



5a Spicer St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,060,000

Method: Auction Sale

Date: 02/05/2026

Property Type: Townhouse (Res)



1/98 Oak St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,045,000

Method: Auction Sale

Date: 18/04/2026

Property Type: Unit

Land Size: 292 sqm approx



9/133 Charman Rd BEAUMARIS 3193 (VG)

Agent Comments



Price: \$1,055,000

Method: Sale

Date: 14/03/2026

Property Type: Flat/Unit/Apartment (Res)

Account - Hodges



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