

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 62 Reserve Road, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$2,050,000 Property Type House Suburb Beaumaris

Period - From 06/03/2025 to 05/03/2026 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	20 Hardinge St BEAUMARIS 3193	\$2,555,000	28/02/2026
2	18 Folkestone Cr BEAUMARIS 3193	\$2,500,000	17/11/2025
3	121 Dalgetty Rd BEAUMARIS 3193	\$2,600,000	25/10/2025

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: 06/03/2026 17:26



4 3 2

Property Type: House

Land Size: 803 sqm approx

Agent Comments

Comparable Properties



20 Hardinge St BEAUMARIS 3193 (REI)

Agent Comments

5 3 2

Price: \$2,555,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 779 sqm approx



18 Folkestone Cr BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 2

Price: \$2,500,000

Method: Private Sale

Date: 17/11/2025

Property Type: House (Res)

Land Size: 620 sqm approx



121 Dalgetty Rd BEAUMARIS 3193 (REI)

Agent Comments

4 2 2

Price: \$2,600,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 642 sqm approx

Account - Hodges