

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 \$2,600,000 & \$2,800,000

Median sale price

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

Period - From 26/02/2025 to 25/02/2026 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	8 Margate St BEAUMARIS 3193	\$2,675,000	03/02/2026
2	121 Dalgetty Rd BEAUMARIS 3193	\$2,600,000	25/10/2025
3	16 Lynette Av BEAUMARIS 3193	\$2,680,000	18/10/2025

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:

26/02/2026 11:56



 4
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  2

Property Type: House (Res)

Land Size: 803 approx sqm approx

[Agent Comments](#)

Indicative Selling Price

\$2,600,000 - \$2,800,000

Median House Price

26/02/2025 - 25/02/2026: \$2,050,000

Comparable Properties



8 Margate St BEAUMARIS 3193 (REI)

[Agent Comments](#)

 4
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  3

Price: \$2,675,000

Method: Expression of Interest

Date: 03/02/2026

Property Type: House (Res)

Land Size: 593 sqm approx



121 Dalgetty Rd BEAUMARIS 3193 (REI)

[Agent Comments](#)

 4
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  2

Price: \$2,600,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 642 sqm approx



16 Lynette Av BEAUMARIS 3193 (REI/VG)

[Agent Comments](#)

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Price: \$2,680,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 780 sqm approx

Account - Hodges



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