# 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<br>Including suburb and postcode | 22b Reserve Road, Beaumaris VIC 3193 |

## Indicative selling price

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

Single price $2,995,000

## Median sale price

Median price $1,085,000 Property Type Unit Suburb Beaumaris

Period - From 13/03/2026 to 12/09/2026 Source Cotality™

## Comparable property sales (*Delete A or B below as applicable)

**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.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 161a Dalgetty Road Beaumaris VIC 3193 | $3,300,000 | 02/09/2026 |
| 31A Ardoyne Street Black Rock VIC 3193 | $3,030,000 | 03/09/2026 |
| | | |

This Statement of Information was prepared on: 14/09/2026