

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

3b Lileura Avenue, Beaumaris Vic 3193

Indicative selling price

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

Range between

\$2,250,000

&

\$2,400,000

Median sale price

Median price

\$1,730,000

Property Type

Townhouse

Suburb

Beaumaris

Period - From

27/11/2024

to

26/11/2025

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	10a McNaught St BEAUMARIS 3193	\$2,250,000	30/06/2025
2	1b Comport St BEAUMARIS 3193	\$2,400,000	31/05/2025
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:

27/11/2025 14:39



Property Type:
Agent Comments

Indicative Selling Price
\$2,250,000 - \$2,400,000
Median Townhouse Price
27/11/2024 - 26/11/2025: \$1,730,000

Comparable Properties



10a McNaught St BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$2,250,000
Method: Private Sale
Date: 30/06/2025
Property Type: Townhouse (Single)
Land Size: 347 sqm approx



1b Comport St BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$2,400,000
Method: Private Sale
Date: 31/05/2025
Property Type: Townhouse (Single)
Land Size: 379 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.