

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 \$2,100,000 & \$2,300,000

Median sale price

Median price \$1,660,000 Property Type Townhouse Suburb Beaumaris
Period - From 29/01/2025 to 28/01/2026 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	11b Tibbles St BEAUMARIS 3193	\$2,200,000	23/01/2026
2	1c Scott St BEAUMARIS 3193	\$2,350,000	15/10/2025
3	13b Tibbles St BEAUMARIS 3193	\$2,310,000	25/09/2025

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:

29/01/2026 10:50



Property Type:

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median Townhouse Price

29/01/2025 - 28/01/2026: \$1,660,000

Comparable Properties



11b Tibbles St BEAUMARIS 3193 (REI)



Price: \$2,200,000

Method: Private Sale

Date: 23/01/2026

Property Type: Townhouse (Single)

Agent Comments



1c Scott St BEAUMARIS 3193 (REI/VG)



Price: \$2,350,000

Method: Private Sale

Date: 15/10/2025

Property Type: Townhouse (Res)

Land Size: 328 sqm approx

Agent Comments



13b Tibbles St BEAUMARIS 3193 (REI/VG)



Price: \$2,310,000

Method: Sold Before Auction

Date: 25/09/2025

Property Type: Townhouse (Res)

Land Size: 396 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9586 0500