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	7a Lileura Avenue, Beaumaris Vic 3193

Indicative selling price

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

Single price $2,090,000

Median sale price

Median price $1,730,000 Property Type Townhouse Suburb Beaumaris

Period - From 24/11/2024 to 23/11/2025 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	4a Rossmith Av BEAUMARIS 3193	$2,175,000	19/09/2025
2	4b Rossmith Av BEAUMARIS 3193	$2,050,000	18/09/2025
3	11B Bayview Rd BEAUMARIS 3193	$2,150,000	12/06/2025

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: 24/11/2025 13:44

7a Lileura Avenue, Beaumaris Vic 3193

Mandy Engelhardt
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4 3 2

Rooms: 6
Property Type: Townhouse (Res)
Land Size: 310 sqm approx

Agent Comments

Indicative Selling Price
$2,090,000
Median Townhouse Price
24/11/2024 - 23/11/2025: $1,730,000

Comparable Properties



4a Rossmith Av BEAUMARIS 3193 (REI/VG)

4 3 2

Price: $2,175,000
Method: Private Sale
Date: 19/09/2025
Property Type: Townhouse (Res)
Land Size: 305 sqm approx

Agent Comments



4b Rossmith Av BEAUMARIS 3193 (REI/VG)

4 3 2

Price: $2,050,000
Method: Private Sale
Date: 18/09/2025
Property Type: Townhouse (Res)
Land Size: 337 sqm approx

Agent Comments



11B Bayview Rd BEAUMARIS 3193 (REI/VG)

4 3 2

Price: $2,150,000
Method: Sold Before Auction
Date: 12/06/2025
Property Type: Townhouse (Res)
Land Size: 333 sqm approx

Agent Comments

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