

# 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 37 Clonmore Street, Beaumaris Vic 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,400,000 & \$2,500,000

### Median sale price

Median price \$2,100,000 Property Type House Suburb Beaumaris

Period - From 27/04/2025 to 26/04/2026 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	62 Reserve Rd BEAUMARIS 3193	\$2,500,000	02/04/2026
2	20 Hardinge St BEAUMARIS 3193	\$2,555,000	28/02/2026
3	30 Hilton St BEAUMARIS 3193	\$2,430,000	07/12/2025

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: 27/04/2026 14:25



 4   
  3   
  3

**Property Type:** House  
**Land Size:** 785 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,400,000 - \$2,500,000  
**Median House Price**  
 27/04/2025 - 26/04/2026: \$2,100,000

## Comparable Properties



62 Reserve Rd BEAUMARIS 3193 (REI)

Agent Comments

 4   
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  2

**Price:** \$2,500,000  
**Method:** Private Sale  
**Date:** 02/04/2026  
**Property Type:** House (Res)  
**Land Size:** 803 sqm approx



20 Hardinge St BEAUMARIS 3193 (REI)

Agent Comments

 5   
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  2

**Price:** \$2,555,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** House (Res)  
**Land Size:** 779 sqm approx



30 Hilton St BEAUMARIS 3193 (REI/VG)

Agent Comments

 4   
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  3

**Price:** \$2,430,000  
**Method:** Private Sale  
**Date:** 07/12/2025  
**Property Type:** House (Res)  
**Land Size:** 785 sqm approx

Account - Hodges



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