

# 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

38b Cloris Avenue, 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 \$2,600,000 & \$2,800,000

### Median sale price

Median price \$2,049,000 Property Type House Suburb Beaumaris

Period - From 01/01/2026 to 31/03/2026 Source REIV

### 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	44a First St BLACK ROCK 3193	\$2,575,000	12/02/2026
2	23 Nautilus St BEAUMARIS 3193	\$2,500,000	16/12/2025
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:

24/04/2026 10:27

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**Indicative Selling Price**

\$2,600,000 - \$2,800,000

**Median House Price**

March quarter 2026: \$2,049,000



 4  4  2

**Property Type:** Townhouse

## Comparable Properties



**44a First St BLACK ROCK 3193 (REI)**

Agent Comments

 4  2  4

**Price:** \$2,575,000

**Method:** Sold Before Auction

**Date:** 12/02/2026

**Property Type:** Townhouse (Res)



**23 Nautilus St BEAUMARIS 3193 (REI/VG)**

Agent Comments

 4  3  2

**Price:** \$2,500,000

**Method:** Private Sale

**Date:** 16/12/2025

**Property Type:** House

**Land Size:** 381 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.

Account - Jellis Craig | P: 03 9194 1200



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