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	1/22 Lynette Avenue, Beaumaris Vic 3193

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,300,000 Property Type Unit Suburb Beaumaris

Period - From 30/07/2024 to 29/07/2025 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	3/43 Second St BLACK ROCK 3193	$1,091,000	05/07/2025
2	5 Glamis St BEAUMARIS 3193	$1,100,000	22/04/2025
3	2/54 First St BLACK ROCK 3193	$1,082,700	19/03/2025

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: 30/07/2025 14:43

1/22 Lynette Avenue, Beaumaris Vic 3193

Romana Altman
9598 8222
0414 804 270
raltman@buxton.com.au



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Unit Price
30/07/2024 - 29/07/2025: $1,300,000

Comparable Properties



3/43 Second St BLACK ROCK 3193 (REI)

2 1 1

Price: $1,091,000
Method: Auction Sale
Date: 05/07/2025
Property Type: Unit
Land Size: 259 sqm approx

Agent Comments



5 Glamis St BEAUMARIS 3193 (REI/VG)

2 1 1

Price: $1,100,000
Method: Private Sale
Date: 22/04/2025
Property Type: House
Land Size: 239 sqm approx

Agent Comments



2/54 First St BLACK ROCK 3193 (REI/VG)

2 1 1

Price: $1,082,700
Method: Private Sale
Date: 19/03/2025
Property Type: Unit
Land Size: 395 sqm approx

Agent Comments

Account - Buxton | P: 03 9598 8222

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