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	24 Clonmore Street, Beaumaris VIC 3193

Indicative selling price

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

Single price	$1,590,800

Median sale price

Median price	$2,080,000	Property Type	House	Suburb	Beaumaris
Period - From	12/03/2025	to	11/09/2025	Source	Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3 Heather Grove Black Rock VIC 3193	$1,550,000	26/06/2025
16 Rosemary Road Beaumaris VIC 3193	$1,620,000	06/09/2025
31 Spicer Street Beaumaris VIC 3193	$1,640,000	15/06/2025

This Statement of Information was prepared on: 12/09/2025