

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

Range between

\$2,500,000

&

\$2,600,000

Median sale price

Median price

\$2,099,000

Property Type

House

Suburb

Beaumaris

Period - From

01/04/2025

to

31/03/2026

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	20 Hardinge St BEAUMARIS 3193	\$2,555,000	28/02/2026
2	18 Folkestone Cr BEAUMARIS 3193	\$2,500,000	17/11/2025
3	121 Dalgetty Rd BEAUMARIS 3193	\$2,600,000	25/10/2025

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:

01/04/2026 11:30



4 3 3

Property Type: House (Previously Occupied - Detached)

Land Size: 785 sqm approx

Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,600,000

Median House Price

01/04/2025 - 31/03/2026: \$2,099,000

Comparable Properties



20 Hardinge St BEAUMARIS 3193 (REI)

Agent Comments

5 3 2

Price: \$2,555,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 779 sqm approx



18 Folkestone Cr BEAUMARIS 3193 (REI/VG)

Agent Comments

4 2 2

Price: \$2,500,000

Method: Private Sale

Date: 17/11/2025

Property Type: House (Res)

Land Size: 620 sqm approx



121 Dalgetty Rd BEAUMARIS 3193 (REI)

Agent Comments

4 2 2

Price: \$2,600,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 642 sqm approx

Account - Hodges