

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

Range between \$2,800,000

&

\$3,025,000

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	568 Balcombe Rd BLACK ROCK 3193	\$2,787,500	26/03/2026
2	23 Cromer Rd BEAUMARIS 3193	\$2,700,000	25/01/2026
3	6 Mcgregor Av BLACK ROCK 3193	\$2,950,000	24/11/2025

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:

09/04/2026 10:01



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Property Type: House

Comparable Properties



568 Balcombe Rd BLACK ROCK 3193 (REI)

Agent Comments

4 2 2

Price: \$2,787,500

Method: Sold Before Auction

Date: 26/03/2026

Property Type: House (Res)



23 Cromer Rd BEAUMARIS 3193 (REI/VG)

Agent Comments

4 4 2

Price: \$2,700,000

Method: Private Sale

Date: 25/01/2026

Property Type: House (Res)

Land Size: 457 sqm approx



6 McGregor Av BLACK ROCK 3193 (REI)

Agent Comments

4 2 2

Price: \$2,950,000

Method: Private Sale

Date: 24/11/2025

Property Type: House (Res)

Land Size: 925 sqm approx