

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

18 Clonmore Street, Beaumaris VIC 3193

Indicative selling price

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

Single price

\$3,425,000

Median sale price

Median price

\$3,290,000

Property Type

House

Suburb

Beaumaris

Period - From

26/08/2025

to

25/02/2026

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 |
|--------------------------------------|-------------|--------------|
| 126 Dalgetty Road Beaumaris VIC 3193 | \$3,350,000 | 11/10/2025 |
| 17 Haydens Rd, Beaumaris VIC 3193 | \$3,100,000 | 15/12/2025 |
| 21 Warrigal Rd, Mentone VIC 3194 | \$3,400,000 | 21/02/2026 |

This Statement of Information was prepared on:

27/02/2026