

# 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

16 Lynette Avenue, Beaumaris Vic 3193

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,500,000

&

\$2,650,000

### Median sale price

Median price \$2,078,000

Property Type House

Suburb Beaumaris

Period - From 17/09/2024

to

16/09/2025

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 | 35 Anita St BEAUMARIS 3193     | \$2,650,000 | 15/06/2025   |
| 2 | 7 Deauville St BEAUMARIS 3193  | \$2,555,000 | 22/03/2025   |
| 3 |                                |             |              |

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:

17/09/2025 10:45



 5  3  2

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 780 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,500,000 - \$2,650,000  
**Median House Price**  
17/09/2024 - 16/09/2025: \$2,078,000

## Comparable Properties



**35 Anita St BEAUMARIS 3193 (REI/VG)**

**Agent Comments**

 5  3  2

**Price:** \$2,650,000  
**Method:** Private Sale  
**Date:** 15/06/2025  
**Property Type:** House  
**Land Size:** 780 sqm approx



**7 Deauville St BEAUMARIS 3193 (REI)**

**Agent Comments**

 5  3  2

**Price:** \$2,555,000  
**Method:** Auction Sale  
**Date:** 22/03/2025  
**Property Type:** House (Res)  
**Land Size:** 724 sqm approx

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.

Account - Hodges