

# 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

11 Cloris 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

\$2,450,000

&

\$2,550,000

### Median sale price

Median price

\$2,075,000

Property Type

House

Suburb

Beaumaris

Period - From

09/08/2025

to

08/02/2026

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
20 Scott Street Beaumaris VIC 3193	\$2,450,000	15/09/2025
20 Reserve Road Beaumaris VIC 3193	\$2,350,000	24/10/2025
121 Dalgetty Road Beaumaris VIC 3193	\$2,600,000	25/10/2025

This Statement of Information was prepared on:

09/02/2026