

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

20 Lynette Avenue, Beaumaris Vic 3193

Indicative selling price

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

Range between \$2,950,000 & \$3,150,000

Median sale price

Median price \$2,050,000 Property Type House Suburb Beaumaris

Period - From 23/02/2025 to 22/02/2026 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	5 Iona St BLACK ROCK 3193	\$3,065,000	21/01/2026
2	19 Wellington Av BEAUMARIS 3193	\$3,100,000	20/01/2026
3	3 Reid St BEAUMARIS 3193	\$2,900,000	27/10/2025

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:

23/02/2026 12:56



Property Type: House

Land Size: 781 sqm approx

Agent Comments

Comparable Properties



5 Iona St BLACK ROCK 3193 (REI)

Agent Comments



Price: \$3,065,000

Method: Private Sale

Date: 21/01/2026

Property Type: House (Res)

Land Size: 646 sqm approx



19 Wellington Av BEAUMARIS 3193 (REI)

Agent Comments



Price: \$3,100,000

Method: Private Sale

Date: 20/01/2026

Property Type: House (Res)

Land Size: 587 sqm approx



3 Reid St BEAUMARIS 3193 (VG)

Agent Comments



Price: \$2,900,000

Method: Sale

Date: 27/10/2025

Property Type: House (Res)

Land Size: 715 sqm approx

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