

## 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

5 KATHLEEN COURT BEACONSFIELD VIC 3807

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$970,000

Property type

House

Suburb

Beaconsfield

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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 6 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

19 SANCTUARY WAY BEACONSFIELD VIC 3807	\$915,000	21-Dec-24
24B LYLE AVENUE BEACONSFIELD VIC 3807	\$920,000	08-Oct-24
11 DOMAIN CIRCUIT BEACONSFIELD VIC 3807	\$930,000	31-Oct-24

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 6 months.~~

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**19 SANCTUARY WAY  
 BEACONSFIELD VIC 3807**

 6  2  2

Sold Price

<sup>RS</sup> **\$915,000**

Sold Date **21-Dec-24**

Distance **0.17km**



**24B LYLE AVENUE BEACONSFIELD  
 VIC 3807**

 3  2  2

Sold Price

**\$920,000**

Sold Date **08-Oct-24**

Distance **0.25km**



**11 DOMAIN CIRCUIT  
 BEACONSFIELD VIC 3807**

 4  2  2

Sold Price

<sup>RS</sup> **\$930,000**

Sold Date **31-Oct-24**

Distance **0.55km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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