

## 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

275 SOLDIERS ROAD BEACONSFIELD VIC 3807

### Indicative selling price

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

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,017,000

Property type

House

Suburb

Beaconsfield

Period-from

01 Oct 2023

to

30 Sep 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

7 HIGHTON COURT BEACONSFIELD VIC 3807	\$1,050,000	15-Apr-24
24 LANCASTER WAY BEACONSFIELD VIC 3807	\$1,017,000	17-Apr-24
39 STIRLING CIRCUIT BEACONSFIELD VIC 3807	\$970,000	10-May-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.~~

This Statement of Information was prepared on: 09 October 2024

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**7 HIGHTON COURT  
BEACONSFIELD VIC 3807**

4 2 -

Sold Price **\$1,050,000** Sold Date **15-Apr-24**

Distance **1.79km**



**24 LANCASTER WAY  
BEACONSFIELD VIC 3807**

4 2 3

Sold Price **\$1,017,000** Sold Date **17-Apr-24**

Distance **1.78km**



**39 STIRLING CIRCUIT  
BEACONSFIELD VIC 3807**

4 2 2

Sold Price **\$970,000** Sold Date **10-May-24**

Distance **1.97km**

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

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