

## 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 VISTA PLACE 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

\$990,000

&

\$1,080,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,002,750

Property type

House

Suburb

Beaconsfield

Period-from

01 Apr 2024

to

31 Mar 2025

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 SUNHILL COURT BEACONSFIELD VIC 3807	\$1,150,000	18-Oct-24
41 DOMAIN CIRCUIT BEACONSFIELD VIC 3807	\$1,150,000	14-Feb-25
8 MOUNTAIN VIEW CIRCUIT BEACONSFIELD VIC 3807	\$1,060,000	17-Dec-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: 02 April 2025



## 7 SUNHILL COURT BEACONSFIELD VIC 3807

Sold Price

**\$1,150,000**

Sold Date

**18-Oct-24**



4



2



-

Distance

**0.19km**



## 41 DOMAIN CIRCUIT BEACONSFIELD VIC 3807

Sold Price

<sup>RS</sup> **\$1,150,000** <sup>UN</sup>

Sold Date

**14-Feb-25**



4



2



2

Distance

**0.48km**



## 8 MOUNTAIN VIEW CIRCUIT BEACONSFIELD VIC 3807

Sold Price

**\$1,060,000**

Sold Date

**17-Dec-24**



4



2



2

Distance

**1.01km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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