

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

3 YERAMBA CLOSE BEACONSFIELD UPPER VIC 3808

Indicative selling price

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

Single Price

or range
between

\$1,800,000

&

\$1,980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,112,500

Property type

House

Suburb

Beaconsfield Upper

Period-from

01 Mar 2024

to

28 Feb 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

126 STONEY CREEK ROAD BEACONSFIELD UPPER VIC 3808	\$1,970,000	07-Jan-25
122 SPLIT ROCK ROAD BEACONSFIELD UPPER VIC 3808	\$2,000,000	17-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.

This Statement of Information was prepared on: 17 March 2025



**126 STONEY CREEK ROAD
BEACONSFIELD UPPER VIC 3808**

 4  3  3

Sold Price **\$1,970,000** Sold Date **07-Jan-25**

Distance **0.46km**



**122 SPLIT ROCK ROAD
BEACONSFIELD UPPER VIC 3808**

 6  3  8

Sold Price **\$2,000,000** Sold Date **17-Oct-24**

Distance **1.74km**

RS = Recent sale

UN = Undisclosed Sale

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