

## 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

1 DOMAIN CIRCUIT 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

\$960,000

&

\$1,056,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$995,000

Property type

House

Suburb

Beaconsfield

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

### 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

20 DOMAIN CIRCUIT BEACONSFIELD VIC 3807	\$1,000,000	04-Apr-25
76 SCENIC DRIVE BEACONSFIELD VIC 3807	\$1,060,000	25-Jul-25

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: 28 August 2025


**20 DOMAIN CIRCUIT  
BEACONSFIELD VIC 3807**
 4
  2
  2

 Sold Price **\$1,000,000** Sold Date **04-Apr-25**

 Distance **0.16km**

**76 SCENIC DRIVE BEACONSFIELD  
VIC 3807**
 4
  2
  2

 Sold Price <sup>RS</sup> **\$1,060,000** Sold Date **25-Jul-25**

 Distance **0.59km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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