

## 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

10 ROYAL CRESCENT 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

\$1,100,000

&

\$1,210,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,011,000

Property type

House

Suburb

Beaconsfield

Period-from

01 Jun 2024

to

31 May 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

8 HAMPTON COURT BEACONSFIELD VIC 3807	\$1,200,000	25-Jan-25
5 MARCANNIA PLACE BEACONSFIELD VIC 3807	\$1,185,000	18-Sep-24
13 SUNHILL COURT BEACONSFIELD VIC 3807	\$1,175,000	26-Jun-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 June 2025

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**8 HAMPTON COURT  
BEACONSFIELD VIC 3807**

 4  2  2

Sold Price **\$1,200,000** Sold Date **25-Jan-25**

Distance **0.59km**



**5 MARCANNA PLACE  
BEACONSFIELD VIC 3807**

 4  2  2

Sold Price **\$1,185,000** Sold Date **18-Sep-24**

Distance **0.77km**



**13 SUNHILL COURT  
BEACONSFIELD VIC 3807**

 4  2  2

Sold Price **\$1,175,000** Sold Date **26-Jun-24**

Distance **1.87km**

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

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