

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

2 GLAMIS RISE BEACONSFIELD VIC 3807

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

\$990,000

&

\$1,089,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$995,250

Property type

House

Suburb

Beaconsfield

Period-from

01 May 2024

to

30 Apr 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 MOUNTAIN VIEW CIRCUIT BEACONSFIELD VIC 3807	\$1,060,000	17-Dec-24
33 CARDINIA STREET BERWICK VIC 3806	\$1,075,000	17-Dec-24
5 RIVIERA DRIVE BERWICK VIC 3806	\$1,070,000	11-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: 20 May 2025

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**8 MOUNTAIN VIEW CIRCUIT
BEACONSFIELD VIC 3807**

 4  2  2

Sold Price

\$1,060,000

Sold Date

17-Dec-24

Distance

1.88km



**33 CARDINIA STREET BERWICK
VIC 3806**

 4  2  2

Sold Price

\$1,075,000

Sold Date

17-Dec-24

Distance

2.62km



**5 RIVIERA DRIVE BERWICK VIC
3806**

 4  2  2

Sold Price

\$1,070,000

Sold Date

11-Dec-24

Distance

2.76km

RS = Recent sale

UN = Undisclosed Sale

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