

# 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

205 Beaconsfield-Emerald Road, Beaconsfield, VIC-3807
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price 

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 or range between 

\$5,000,000
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 & 

\$5,500,000
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### Median sale price

Median price 

\$1,080,212
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Property type 

House
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Suburb 

Beaconsfield
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Period - From 

Nov 2025
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to

Nov 2025
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Source 

RP Data – Core Logic
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### Comparable property sales

**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 six months.

This Statement of Information was prepared on: 

14/03/26
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