

## 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

24 BEACONSFIELD DRIVE MICKLEHAM VIC 3064

### 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

\$679,000

&

\$709,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Mickleham

Period-from

01 Feb 2025

to

31 Jan 2026

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 38 BEACONSFIELD DRIVE MICKLEHAM VIC 3064 | \$730,000 | 23-Sep-25 |
| 4 FLOCKHART STREET MICKLEHAM VIC 3064    | \$700,000 | 14-Oct-25 |
| 10 DALGETY STREET MICKLEHAM VIC 3064     | \$714,000 | 02-Dec-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: 03 February 2026


**38 BEACONSFIELD DRIVE  
MICKLEHAM VIC 3064**

4 2 2

 Sold Price **\$730,000** Sold Date **23-Sep-25**

 Distance **0.08km**

**4 FLOCKHART STREET  
MICKLEHAM VIC 3064**

4 2 2

 Sold Price **\$700,000** Sold Date **14-Oct-25**

 Distance **0.08km**

**10 DALGETY STREET MICKLEHAM  
VIC 3064**

4 2 2

 Sold Price **\$714,000** Sold Date **02-Dec-25**

 Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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