

## 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

3 YERAMBA CLOSE BEACONSFIELD UPPER VIC 3808

### 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

\$1,800,000

&

\$1,980,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,112,500

Property type

House

Suburb

Beaconsfield Upper

Period-from

01 Mar 2024

to

28 Feb 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

126 STONEY CREEK ROAD BEACONSFIELD UPPER VIC 3808	\$1,970,000	07-Jan-25
122 SPLIT ROCK ROAD BEACONSFIELD UPPER VIC 3808	\$2,000,000	17-Oct-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 March 2025



**126 STONEY CREEK ROAD  
BEACONSFIELD UPPER VIC 3808**

 4  3  3

Sold Price **\$1,970,000** Sold Date **07-Jan-25**

Distance **0.46km**



**122 SPLIT ROCK ROAD  
BEACONSFIELD UPPER VIC 3808**

 6  3  8

Sold Price **\$2,000,000** Sold Date **17-Oct-24**

Distance **1.74km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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