

## 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

8 BEAUFORT PARADE TAYLORS HILL VIC 3037

### 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

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$921,000

Property type

House

Suburb

Taylors Hill

Period-from

01 Jan 2025

to

31 Dec 2025

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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 36 JOHNSTON WAY TAYLORS HILL VIC 3037    | \$1,080,000 | 07-Aug-25 |
| 24 FLINDERS STREET TAYLORS HILL VIC 3037 | \$1,120,000 | 27-Aug-25 |
| 2 HAWTHORN GROVE TAYLORS HILL VIC 3037   | \$1,082,500 | 24-Sep-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: 23 January 2026


**36 JOHNSTON WAY TAYLORS  
HILL VIC 3037**
 4  2  2

Sold Price

**\$1,080,000**

Sold Date **07-Aug-25**

Distance

**1.2km**

**24 FLINDERS STREET TAYLORS  
HILL VIC 3037**
 4  2  2

Sold Price

**\$1,120,000**

Sold Date **27-Aug-25**

Distance

**1.36km**

**2 HAWTHORN GROVE TAYLORS  
HILL VIC 3037**
 4  2  2

Sold Price

**\$1,082,500**

Sold Date **24-Sep-25**

Distance

**1.41km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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