

## 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

9 COACH HOUSE LANE BEACONSFIELD VIC 3807

### 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

\$2,200,000

&

\$2,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,012,500

Property type

House

Suburb

Beaconsfield

Period-from

01 Jul 2024

to

30 Jun 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

7 COACH HOUSE LANE BEACONSFIELD VIC 3807	\$2,400,000	04-Oct-24
76-78 HARKAWAY ROAD BERWICK VIC 3806	\$2,200,000	10-Oct-24
68-70 BRISBANE STREET BERWICK VIC 3806	\$2,300,000	11-Jan-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: 15 July 2025

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**7 COACH HOUSE LANE  
BEACONSFIELD VIC 3807**

 4  2  8

Sold Price **\$2,400,000** Sold Date **04-Oct-24**

Distance **0.06km**



**76-78 HARKAWAY ROAD  
BERWICK VIC 3806**

 5  3  8

Sold Price **\$2,200,000** Sold Date **10-Oct-24**

Distance **4.58km**



**68-70 BRISBANE STREET  
BERWICK VIC 3806**

 4  2  3

Sold Price **\$2,300,000** Sold Date **11-Jan-25**

Distance **3km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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