

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 GRANGE CIRCUIT BEACONSFIELD VIC 3807

Indicative selling price

For the meaning of this price see 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

\$975,000

Property type

House

Suburb

Beaconsfield

Period-from

01 Mar 2025

to

28 Feb 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

47 SCENIC DRIVE BEACONSFIELD VIC 3807	\$1,040,000	14-Oct-25
12 LAKEVIEW TERRACE BEACONSFIELD VIC 3807	\$1,180,000	31-Jan-26
18 SANCTUARY WAY BEACONSFIELD VIC 3807	\$1,198,000	28-Oct-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.~~

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**47 SCENIC DRIVE BEACONSFIELD
VIC 3807**

Sold Price

\$1,040,000

Sold Date

14-Oct-25



4



2



2

Distance

0.19km



**12 LAKEVIEW TERRACE
BEACONSFIELD VIC 3807**

Sold Price

^{RS}

\$1,180,000

Sold Date

31-Jan-26



4



2



2

Distance

0.3km



**18 SANCTUARY WAY
BEACONSFIELD VIC 3807**

Sold Price

\$1,198,000

Sold Date

28-Oct-25



4



2



4

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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