

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

3/2-3 KEVIN CLOSE 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$578,750

Property type

Unit

Suburb

Beaconsfield

Period-from

01 Apr 2025

to

31 Mar 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

271 SOLDIERS ROAD BEACONSFIELD VIC 3807	\$680,000	21-Feb-26

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: 07 April 2026



271 SOLDIERS ROAD BEACONSFIELD VIC 3807

 3  1  1

Sold Price

^{RS} **\$680,000**

Sold Date

21-Feb-26

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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