

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

6 BRODIE MEWS 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

\$775,000

&

\$850,000

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

1 BRODIE MEWS BEACONSFIELD VIC 3807	-	01-Mar-26
16 SAKURA DRIVE BEACONSFIELD VIC 3807	\$815,000	21-Oct-25
22 DOUBLE DELIGHT DRIVE BEACONSFIELD VIC 3807	\$781,000	17-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: 24 March 2026

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**1 BRODIE MEWS BEACONSFIELD
VIC 3807**

Sold Price

RS - UN

Sold Date **01-Mar-26**
 4  2  2

Distance **0.05km**

**16 SAKURA DRIVE BEACONSFIELD
VIC 3807**

Sold Price

\$815,000

Sold Date **21-Oct-25**
 4  2  -

Distance **0.38km**

**22 DOUBLE DELIGHT DRIVE
BEACONSFIELD VIC 3807**

Sold Price

\$781,000

Sold Date **17-Feb-26**
 4  2  2

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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