

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

16 TATJANA WAY 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

\$560,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Land

Suburb

Beaconsfield

Period-from

01 May 2025

to

30 Apr 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

34 WATTLE CRESCENT BEACONSFIELD VIC 3807	\$552,675	12-Mar-26
12 DOUBLE DELIGHT DRIVE BEACONSFIELD VIC 3807	-	15-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: 06 May 2026


**34 WATTLE CRESCENT
BEACONSFIELD VIC 3807**
 -  -  -

Sold Price

\$552,675

Sold Date

12-Mar-26

Distance

0.12km

**12 DOUBLE DELIGHT DRIVE
BEACONSFIELD VIC 3807**
 4  2  2

Sold Price

- Sold Date

15-Sep-25

Distance

0.29km
RS = Recent sale

UN = Undisclosed Sale

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