

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

34 WATTLE CRESCENT 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

\$552,675

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Land

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

2 DOUBLE DELIGHT DRIVE BEACONSFIELD VIC 3807	\$514,000	27-Nov-25
74 GRANT PARADE OFFICER VIC 3809	\$550,000	19-Nov-25
42 FRANCESCA STREET OFFICER VIC 3809	\$535,000	25-Nov-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: 12 March 2026



2 DOUBLE DELIGHT DRIVE BEACONSFIELD VIC 3807

 -  -  2

Sold Price

\$514,000

Sold Date **27-Nov-25**

Distance

0.38km



74 GRANT PARADE OFFICER VIC 3809

 -  -  2

Sold Price

\$550,000

Sold Date **19-Nov-25**

Distance

1.48km



42 FRANCESCA STREET OFFICER VIC 3809

 -  -  -

Sold Price

\$535,000

Sold Date **25-Nov-25**

Distance

1.63km

RS = Recent sale

UN = Undisclosed Sale

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