

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

3/2-4 EDINBURGH DRIVE 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

\$655,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Beaconsfield

Period-from

01 Nov 2024

to

31 Oct 2025

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

6 PENNINE CIRCUIT OFFICER VIC 3809	\$635,000	19-Dec-24
3/3 MAHON AVENUE BEACONSFIELD VIC 3807	\$720,000	08-Sep-25
96 BRUNT ROAD BEACONSFIELD VIC 3807	\$655,000	27-Feb-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 November 2025



6 PENNINE CIRCUIT OFFICER VIC 3809

 3  2  2

Sold Price

\$635,000

Sold Date

19-Dec-24

Distance

0.44km



3/3 MAHON AVENUE BEACONSFIELD VIC 3807

 3  2  1

Sold Price

\$720,000

Sold Date

08-Sep-25

Distance

1.87km



96 BRUNT ROAD BEACONSFIELD VIC 3807

 3  2  2

Sold Price

\$655,000

Sold Date

27-Feb-25

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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