

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

2 FAIRHAZEL COURT BEACONSFIELD UPPER VIC 3808

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

\$890,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,330,000

Property type

House

Suburb

Beaconsfield Upper

Period-from

01 Feb 2025

to

31 Jan 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

Address of comparable property	Price	Date of sale
9 ARMSTRONG ROAD BEACONSFIELD UPPER VIC 3808	980000	20-Oct-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: 17 February 2026



**9 ARMSTRONG ROAD
BEACONSFIELD UPPER VIC 3808**

 3  2  1

Sold Price ^{RS} **980000** Sold Date **20-Oct-25**

Distance **0.62km**

RS = Recent sale **UN** = Undisclosed Sale

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