

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

11/243 Beaconsfield Parade, Middle Park VIC 3206

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$2,400,000

&

\$2,550,000

Median sale price

Median price

\$2,910,000

Property Type

House

Suburb

Middle Park

Period - From

19/09/2025

to

18/03/2026

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

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 six months.

| Address of comparable property | Price | Date of sale |
|--|-------------|--------------|
| 305/88 Beaconsfield Pde, Albert Park VIC | \$2,603,000 | 27/02/2026 |
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| | | |

This Statement of Information was prepared on:

19/03/2026