

## 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

20 SCENIC DRIVE BEACONSFIELD VIC 3807

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$975,000

&

\$1,070,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,018,500

Property type

House

Suburb

Beaconsfield

Period-from

01 Jul 2025

to

30 Jun 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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 43 SANCTUARY WAY BEACONSFIELD VIC 3807  | \$1,012,000 | 20-Mar-26 |
| 24 GRANGE CIRCUIT BEACONSFIELD VIC 3807 | \$1,135,000 | 02-Apr-26 |
|                                         |             |           |

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: 07 July 2026

Matt Clark- DIRECTOR

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**43 SANCTUARY WAY  
BEACONSFIELD VIC 3807**

4 2 2

Sold Price <sup>RS</sup> **\$1,012,000** Sold Date **20-Mar-26**

Distance **0.26km**



**24 GRANGE CIRCUIT  
BEACONSFIELD VIC 3807**

4 2 2

Sold Price **\$1,135,000** Sold Date **02-Apr-26**

Distance **0.21km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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