

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

21 MONICA WAY 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

\$800,000

&

\$865,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,060,000

Property type

House

Suburb

Beaconsfield

Period-from

01 Sep 2025

to

31 Aug 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

13 WATTLE CRESCENT BEACONSFIELD VIC 3807	\$869,800	19-Apr-26
33 COPPER BEECH ROAD BEACONSFIELD VIC 3807	\$800,000	04-Sep-26
4 JUST JOEY DRIVE BEACONSFIELD VIC 3807	\$790,100	29-Jul-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: 21 September 2026

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**13 WATTLE CRESCENT
BEACONSFIELD VIC 3807**

 4  2  2

Sold Price

^{RS}

\$869,800

Sold Date

19-Apr-26

Distance

0.36km



**33 COPPER BEECH ROAD
BEACONSFIELD VIC 3807**

 4  2  2

Sold Price

^{RS}

\$800,000

Sold Date

04-Sep-26

Distance

0.3km



**4 JUST JOEY DRIVE
BEACONSFIELD VIC 3807**

 4  2  2

Sold Price

^{RS}

\$790,100

Sold Date

29-Jul-26

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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