

## 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 ICEBERG ROAD 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

\$1,110,000

&

\$1,160,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Beaconsfield

Period-from

01 May 2025

to

30 Apr 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

5 ROCHESTER VISTA BEACONSFIELD VIC 3807	\$1,090,000	22-Jan-26
16 HAMPTON COURT BEACONSFIELD VIC 3807	\$1,073,000	13-Jan-26
10 MARCANNA PLACE BEACONSFIELD VIC 3807	\$1,160,000	11-Mar-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: 08 May 2026



**5 ROCHESTER VISTA  
BEACONSFIELD VIC 3807**

4 2 3

Sold Price **\$1,090,000** Sold Date **22-Jan-26**

Distance **0.6km**



**16 HAMPTON COURT  
BEACONSFIELD VIC 3807**

4 2 2

Sold Price **\$1,073,000** Sold Date **13-Jan-26**

Distance **0.66km**



**10 MARCANA PLACE  
BEACONSFIELD VIC 3807**

4 2 2

Sold Price **\$1,160,000** Sold Date **11-Mar-26**

Distance **1.59km**

RS = Recent sale      UN = Undisclosed Sale

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