

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	26 Wattle Crescent Beaconsfield, 3807
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Indicative selling price

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

Single price	\$547,775
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Median sale price

Median price	\$671,250	Property Type	LAND ONLY	Suburb	BEACONSFIELD
Period - From	01-Aug-2024	to	31-Jul-2025	Source	Cotality

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	LOT 701 HANSEL AVENUE OFFICER VIC 3809	\$491,000	20-May-2025
2	34 PUTRINO STREET OFFICER VIC 3809	\$499,000	14-May-2025
3	20 WATTLE CRESCENT BEACONSFIELD VIC 3807	\$860,000	25-Jun-2025

This statement of information was prepared on 16-Oct-2025 at 3:23:06 PM AEDT