

## 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 BRENNAN AVENUE BEACONSFIELD UPPER VIC 3808

### 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

\$1,300,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,315,000

Property type

House

Suburb

Beaconsfield Upper

Period-from

01 Apr 2025

to

31 Mar 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

Address of comparable property	Price	Date of sale
13 FRASER AVENUE BEACONSFIELD UPPER VIC 3808	\$1,270,000	24-Nov-25

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: 16 April 2026

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**13 FRASER AVENUE  
BEACONSFIELD UPPER VIC 3808**

 3  2  2

Sold Price **\$1,270,000** Sold Date **24-Nov-25**

Distance **0.41km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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