

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

33 THOMAS STREET 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

\$2,150,000

&

\$2,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

Farm

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

| | | |
|------------------------------------------|-------------|-----------|
| 25 THOMAS STREET BEACONSFIELD VIC 3807 | \$2,150,000 | 19-Nov-25 |
| 4 COACH HOUSE LANE BEACONSFIELD VIC 3807 | \$1,900,000 | 16-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: 28 May 2026

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**25 THOMAS STREET
 BEACONSFIELD VIC 3807**

 4
  2
  4

Sold Price **\$2,150,000** Sold Date **19-Nov-25**

Distance **0.09km**



**4 COACH HOUSE LANE
 BEACONSFIELD VIC 3807**

 5
  4
  4

Sold Price ^{RS} **\$1,900,000** Sold Date **16-Mar-26**

Distance **1.43km**

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

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