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	18 SAKURA DRIVE 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	$680,000	&	$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,018,500	Property type	House	Suburb	Beaconsfield
Period-from	01 Jul 2025	to	30 Jun 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
6 CHERRINGTON AVENUE OFFICER VIC 3809	$715,000	06-Jul-26
24 CHERRINGTON AVENUE OFFICER VIC 3809	$720,000	16-Apr-26
5 GOLDEN BANKSIA DRIVE OFFICER VIC 3809	$732,000	04-Jun-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.~~

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6 CHERRINGTON AVENUE OFFICER VIC 3809

4 2 2

Sold Price RS $715,000 Sold Date 06-Jul-26

Distance 1.24km



24 CHERRINGTON AVENUE OFFICER VIC 3809

4 2 2

Sold Price $720,000 Sold Date 16-Apr-26

Distance 1.23km



5 GOLDEN BANKSIA DRIVE OFFICER VIC 3809

4 2 2

Sold Price RS $732,000 Sold Date 04-Jun-26

Distance 0.56km

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

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