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	2/91 OLD PRINCES HIGHWAY 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	$560,000	&	$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$640,000	Property type	Unit	Suburb	Beaconsfield
Period-from	01 Sep 2024	to	31 Aug 2025	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
3/201 HIGH STREET BERWICK VIC 3806	$590,000	01-Sep-25
3/61 STRATHAVAN DRIVE BERWICK VIC 3806	$575,000	26-Aug-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: 15 September 2025

Harcourts Pakenham

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3/201 HIGH STREET BERWICK VIC 3806

2 1 1

Sold Price RS **$590,000** Sold Date **01-Sep-25**

Distance **1.49km**



3/61 STRATHAVAN DRIVE BERWICK VIC 3806

2 1 1

Sold Price RS **$575,000** Sold Date **26-Aug-25**

Distance **1.78km**

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

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