

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

6 BRODIE MEWS 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

\$770,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Beaconsfield

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

1 BRODIE MEWS BEACONSFIELD VIC 3807	\$920,000	01-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: 08 April 2026

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**1 BRODIE MEWS BEACONSFIELD
VIC 3807**

Sold Price

^{RS} **\$920,000** ^{UN}

Sold Date

01-Mar-26

4



2



2

Distance

0.05km**RS** = Recent sale**UN** = Undisclosed Sale

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