

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

7 KALIBROOK LANE 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

\$900,000

&

\$990,000

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

8 HILLVIEW COURT BEACONSFIELD VIC 3807	\$960,000	12-Nov-25
1 BRODIE MEWS BEACONSFIELD VIC 3807	\$920,000	01-Mar-26
5 MESSMATE STREET OFFICER VIC 3809	\$920,000	24-Oct-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: 20 April 2026

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**8 HILLVIEW COURT
BEACONSFIELD VIC 3807**

 4  2  2

Sold Price **\$960,000** Sold Date **12-Nov-25**

Distance **0.6km**



**1 BRODIE MEWS BEACONSFIELD
VIC 3807**

 4  2  2

Sold Price ^{RS} **\$920,000** ^{UN} Sold Date **01-Mar-26**

Distance **2.19km**



**5 MESSMATE STREET OFFICER VIC
3809**

 5  3  2

Sold Price **\$920,000** Sold Date **24-Oct-25**

Distance **3.51km**

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

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