# Property Price Statement

# Single residential property located in the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

**Date prepared** 04/11/2026

**Property offered for sale**

Address
Including suburb and postcode: 46 Portchester Boulevard, Beaconsfield Vic 3807

**Key features of the property**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m2) | Total land size (in m2) |
|---|---|---|---|---|---|
| Land (Res) | N/A | N/A | N/A | N/A | 1,100 |

**Indicative selling price**

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $690,000 & $750,000

**Seller's reserve price (if property is to be sold by auction or fixed-date sale)**

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

**Median sale price**

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $541,338 | Property type Land | Suburb Beaconsfield

Period: from 04/11/2025 to 03/11/2026 | Source Property Data

**Comparable property sales**

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

**Comparable property 1**

| | | | |
|---|---|---|---|
| Address | 81 Grant Pde OFFICER 3809 | | |
| Sale price | $615,000 | Date of sale | 25/07/2026 |

Key features

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m2) | Total land size (in m2) |
|---|---|---|---|---|---|
| Land | 0 | 0 | 0 | N/A | 463 |

**Comparable property 2**

| | | | |
|---|---|---|---|
| Address | 22 Wattle Cr BEACONSFIELD 3807 | | |
| Sale price | $770,000 | Date of sale | 23/06/2026 |

Key features

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m2) | Total land size (in m2) |
|---|---|---|---|---|---|
| Land | 0 | 0 | 0 | N/A | 1,001 |

**Comparable property 3**

| | | | |
|---|---|---|---|
| Address | N/A | | |
| Sale price | N/A | Date of sale | N/A |

Key features

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m2) | Total land size (in m2) |
|---|---|---|---|---|---|
| N/A | N/A | N/A | N/A | N/A | N/A |

## Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

In preparing our estimated selling price for 46 Portchester Boulevard, Beaconsfield, we reviewed sales within a two-kilometre radius over the preceding six months. Given the subject property's land area of approximately 1,100 m², we considered both the size and location of each allotment when assessing its suitability as a comparison. On that basis, we identified two comparable sales. While other properties sold within the radius, we could not identify a third sale sufficiently similar to provide a reliable comparison. We therefore reasonably believe these two are adequate.

## Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price _____ Unconditional sale date _____

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=4eba510d1f68776dca7581543354bc89

VICPROP




**Property Type:** Land (Res)
**Land Size:** 1100 sqm approx

Agent Comments

**Indicative Selling Price**
$690,000 - $750,000
**Median Land Price**
04/11/2025 - 03/11/2026: $541,338

# Comparable Properties

**81 Grant Pde OFFICER 3809 (REI)**

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**Price:** $615,000
**Method:**
**Date:** 25/07/2026
**Property Type:** Land

Agent Comments

**22 Wattle Cr BEACONSFIELD 3807 (REI)**

\- - -

**Price:** $770,000
**Method:**
**Date:** 23/06/2026
**Property Type:** Land

Agent Comments

In preparing our estimated selling price for 46 Portchester Boulevard, Beaconsfield, we reviewed sales within a two-kilometre radius over the preceding six months. Given the subject property's land area of approximately 1,100 m², we considered both the size and location of each allotment when assessing its suitability as a comparison. On that basis, we identified two comparable sales. While other properties sold within the radius, we could not identify a third sale sufficiently similar to provide a reliable comparison. We therefore reasonably believe these two are adequate.

**Account** - VICPROP | P: 03 8888 1011

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