

# 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 436 Mandalay Circuit, Beveridge, VIC 3753

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$675,000

&

\$740,000

### Median sale price

Median price

\$660,500

Property Type

House

Suburb

Beveridge (3753)

Period - From

01/04/2024

to

31/03/2025

Source

PRICEFINDER

### Comparable property sales

A

These are the three properties sold within two kilometres of the property for sale in the last six 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
389 MANDALAY CIRCUIT, BEVERIDGE VIC 3753	\$730,000	28/11/2024
65 LEADBEATER CIRCUIT, BEVERIDGE VIC 3753	\$694,000	22/10/2024
469 MANDALAY CIRCUIT, BEVERIDGE VIC 3753	\$695,000	17/10/2024

This Statement of Information was prepared on: 02/04/2025