

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 AMBIENT CRESCENT BEVERIDGE VIC 3753

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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Beveridge

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

327 MANDALAY CIRCUIT BEVERIDGE VIC 3753	\$715,000	10-Jun-26
35 QUOLL ROAD BEVERIDGE VIC 3753	\$765,000	22-May-26
3 BLACKWOOD PLACE BEVERIDGE VIC 3753	\$650,000	14-Mar-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 14 August 2026


**327 MANDALAY CIRCUIT
BEVERIDGE VIC 3753**

 4
  2
  2

Sold Price

\$715,000

Sold Date **10-Jun-26**

Distance **0.42km**

**35 QUOLL ROAD BEVERIDGE VIC
3753**

 4
  2
  2

Sold Price

\$765,000

Sold Date **22-May-26**

Distance **1.45km**

**3 BLACKWOOD PLACE
BEVERIDGE VIC 3753**

 4
  2
  2

Sold Price

\$650,000

Sold Date **14-Mar-26**

Distance **1.82km**
RS = Recent sale

UN = Undisclosed Sale

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