

# 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 13 Ambient Crescent, Beveridge, VIC 3753

### Indicative selling price

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

Price Range

\$670,000

&

\$685,000

### Median sale price

Median price

\$675,000

Property Type

House

Suburb

Beveridge (3753)

Period - From

01/10/2023

to

30/09/2024

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
77 FOUNTAIN DRIVE, BEVERIDGE VIC 3753	\$670,000	28/01/2025
25 RHAPSODY ROAD, BEVERIDGE VIC 3753	\$670,000	08/12/2024
69 LEADBEATER CIRCUIT, BEVERIDGE VIC 3753	\$685,000	07/09/2024

This Statement of Information was prepared on: 15/04/2025