

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

121 LEADBEATER CIRCUIT 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

\$290,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Beveridge

Period-from

01 Sep 2024

to

31 Aug 2025

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

13 GOLD DUST ROAD BEVERIDGE VIC 3753	\$305,000	31-Jul-25
14 GOLD DUST ROAD BEVERIDGE VIC 3753	\$305,000	12-May-25
39 MALLAIG DRIVE BEVERIDGE VIC 3753	\$305,000	13-Apr-25

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: 29 September 2025



**13 GOLD DUST ROAD BEVERIDGE
VIC 3753**

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  -

Sold Price

\$305,000

Sold Date

31-Jul-25

Distance

0.5km



**14 GOLD DUST ROAD BEVERIDGE
VIC 3753**

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  -
  -

Sold Price

Sold Date

12-May-25

Distance

0.55km



**39 MALLAIG DRIVE BEVERIDGE
VIC 3753**

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  -
  -

Sold Price

Sold Date

13-Apr-25

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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