

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 or
locality and postcode

18 Mannagum Drive, Beveridge Vic 3753

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$560,000 & \$610,000

Median sale price

Median price \$635,000 Property Type House Suburb Beveridge

Period - From 01/07/2025 to 30/06/2026 Source REIV

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
1	39 Mannagum Dr BEVERIDGE 3753	\$640,000	11/08/2026
2	10 Mannagum Dr BEVERIDGE 3753	\$600,000	17/03/2026
3	28 Mannagum Dr BEVERIDGE 3753	\$698,000	15/07/2025

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:

02/09/2026 12:29



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$560,000 - \$610,000

Median House Price

Year ending June 2026: \$635,000

Comparable Properties



39 Mannagum Dr BEVERIDGE 3753 (REI)

Agent Comments

4 2 2

Price: \$640,000

Method: Sold Before Auction

Date: 11/08/2026

Property Type: House

Land Size: 479 sqm approx



10 Mannagum Dr BEVERIDGE 3753 (VG)

Agent Comments

4 - -

Price: \$600,000

Method: Sale

Date: 17/03/2026

Property Type: House (Res)

Land Size: 336 sqm approx



28 Mannagum Dr BEVERIDGE 3753 (VG)

Agent Comments

3 - -

Price: \$698,000

Method: Sale

Date: 15/07/2025

Property Type: House (Res)

Land Size: 396 sqm approx