

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 33 Sunflower Drive, Beveridge Vic 3753
Including suburb or locality and postcode

Indicative selling price

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

Range between \$550,000 & \$570,000

Median sale price

Median price	\$649,000	Property Type	House	Suburb	Beveridge
Period - From	01/10/2024	to	30/09/2025	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	100 Domain Dr BEVERIDGE 3753	\$557,000	12/12/2025
2	31 Platypus Cha BEVERIDGE 3753	\$560,000	08/08/2025
3	42 Sunflower Dr BEVERIDGE 3753	\$570,000	19/12/2024

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:

21/12/2025 22:40