

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

374 MANDALAY 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

\$735,000

&

\$785,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,500

Property type

House

Suburb

Beveridge

Period-from

01 Nov 2024

to

31 Oct 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

60 HILLCREST ROAD BEVERIDGE VIC 3753	785000	28-Oct-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.

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60 HILLCREST ROAD BEVERIDGE
VIC 3753

Sold Price

^{RS}785000 Sold Date 28-Oct-25

5 3 2

Distance -

RS = Recent sale UN = Undisclosed Sale

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