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

4 AUSTRAL STREET BEVERIDGE VIC 3753

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$560,000	&	\$610,000		
Median sale price (*Delete house or unit as applicable)							
Median Price	\$640,000	Property type	House	Suburb	Beveridge		

06 Jun 2025

Source

Comparable property sales (*Delete A or B below as applicable)

06 Dec 2023

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.

to

Address of comparable property	Price	Date of sale
31 WATTLEBIRD STREET BEVERIDGE VIC 3753	\$625,000	24-Sep-24
11 EMU DRIVE BEVERIDGE VIC 3753	\$590,000	29-May-25
22 MANNAGUM DRIVE BEVERIDGE VIC 3753	\$565,000	15-May-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: 06 June 2025



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consumer.vic.gov.au

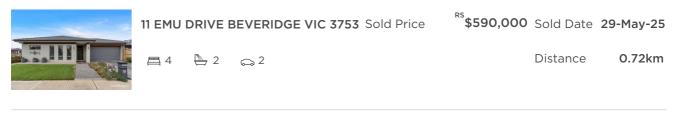


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31 WATTLEBIRD STREET BEVERIDGE VIC 3753 $\square 4 \square 2 \square 2$

Sold Price	\$625,000	Sold Date	24-Sep-24
		Distance	0.07km





22 MAN VIC 37		1 DRIVE BEVERIDGE	Sold Price	^{RS} \$565,000	Sold Date	15-May-25
	2	<u></u>			Distance	1.07km

RS = Recent sale UN = Undisclosed Sale

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