

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

19 Eucalyptus Court, Beaufort Vic 3373

Indicative selling price

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

Range between \$550,000 & \$595,000

Median sale price

Median price \$380,000 Property Type House Suburb Beaufort

Period - From 01/07/2024 to 30/06/2025 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 eighteen 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	34 Hains CI BEAUFORT 3373	\$620,000	30/06/2025
2	8 Eucalyptus Ct BEAUFORT 3373	\$600,000	30/08/2024
3			

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 eighteen months.~~

This Statement of Information was prepared on: 20/08/2025 09:38



4 2 2

Property Type: House (Res)
Land Size: 738 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$595,000
Median House Price
Year ending June 2025: \$380,000

There are only two properties that have sold in the area. Both of these sold for a higher price than what we are asking for this one but I believe that both properties were superior properties.

Comparable Properties



34 Hains CI BEAUFORT 3373 (REI)

Agent Comments

4 2 2

Price: \$620,000
Method: Private Sale
Date: 30/06/2025
Property Type: House (Res)
Land Size: 750 sqm approx



8 Eucalyptus Ct BEAUFORT 3373 (REI/VG)

Agent Comments

4 2 2

Price: \$600,000
Method: Private Sale
Date: 30/08/2024
Property Type: House (Res)
Land Size: 738 sqm approx

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 eighteen months.