

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

7 Cumbungi Road, Beveridge, Vic 3753

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$629,000

### Median sale price

Median price

\$650,500

Property type

House

Suburb

Beveridge

Period - From

01/04/2025

to

31/03/2026

Source



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

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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
17 Perch Street, Beveridge, VIC 3753	\$640,000	18/12/2025
8 Dingo Road, Beveridge, VIC 3753	\$644,000	13/03/2026
31 Numbat Drive, Beveridge, VIC 3753	\$647,000	19/03/2026

**OR**

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 09/04/2026