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	17 Waratah Street, Beveridge Vic 3753

Indicative selling price

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

Range between $540,000 & $590,000

Median sale price

Median price $620,000 Property Type House Suburb Beveridge

Period - From 01/01/2025 to 31/03/2025 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	13 Emu Dr BEVERIDGE 3753	$585,000	16/04/2025
2	6 Bulbine Pl BEVERIDGE 3753	$585,000	20/03/2025
3	49 Tucholsky Dr KALKALLO 3064	$570,000	15/03/2025

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: 13/05/2025 15:25

17 Waratah Street, Beveridge Vic 3753



Property Type: Land
Land Size: 304 sqm approx

Agent Comments

Indicative Selling Price
$540,000 - $590,000
Median House Price
March quarter 2025: $620,000

Comparable Properties



13 Emu Dr BEVERIDGE 3753 (REI)

4 2 2

Price: $585,000
Method: Private Sale
Date: 16/04/2025
Property Type: House
Land Size: 405 sqm approx

Agent Comments



6 Bulbine Pl BEVERIDGE 3753 (REI/VG)

4 2 2

Price: $585,000
Method: Private Sale
Date: 20/03/2025
Property Type: House
Land Size: 350 sqm approx

Agent Comments

49 Tucholsky Dr KALKALLO 3064 (VG)

4 - -

Price: $570,000
Method: Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 262 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 94321444

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