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 & $565,000

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 Cl 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: 22/09/2025 13:24

19 Eucalyptus Court, Beaufort Vic 3373



4 2 2

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

Agent Comments

Indicative Selling Price
$550,000 - $565,000
Median House Price
Year ending June 2025: $380,000

Comparable Properties



34 Hains Cl BEAUFORT 3373 (REI)

4 2 2

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

Agent Comments



8 Eucalyptus Ct BEAUFORT 3373 (REI/VG)

4 2 2

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

Agent Comments

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.

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300

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