

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

333 Mandalay Circuit, Beveridge Vic 3753

Indicative selling price

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

Range between

\$630,000

&

\$690,000

Median sale price

Median price

\$650,000

Property Type

House

Suburb

Beveridge

Period - From

02/09/2025

to

01/09/2026

Source

Property Data

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.

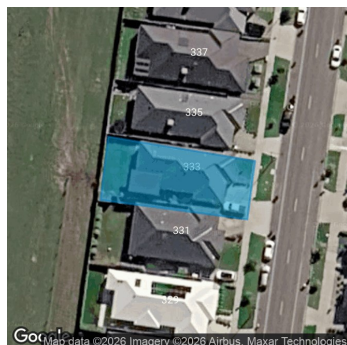
	Address of comparable property	Price	Date of sale
1	3 Abbey Rd BEVERIDGE 3753	\$685,000	27/08/2026
2	39 Halycon Bnd BEVERIDGE 3753	\$670,000	23/07/2026
3	2 Blossom Way BEVERIDGE 3753	\$650,000	13/04/2026

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:

02/09/2026 10:10



Property Type: Land

Land Size: 475 sqm approx

Agent Comments

Comparable Properties



3 Abbey Rd BEVERIDGE 3753 (REI)

Agent Comments



Price: \$685,000

Method: Private Sale

Date: 27/08/2026

Property Type: House

Land Size: 545 sqm approx

39 Halycon Bnd BEVERIDGE 3753 (VG)

Agent Comments



Price: \$670,000

Method: Sale

Date: 23/07/2026

Property Type: House (Res)

Land Size: 560 sqm approx



2 Blossom Way BEVERIDGE 3753 (REI/VG)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 13/04/2026

Property Type: Land

Land Size: 800 sqm approx