

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 Beacon Point Road, Clifton Springs Vic 3222

Indicative selling price

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

Range between

\$750,000

&

\$795,000

Median sale price

Median price

\$710,000

Property Type

House

Suburb

Clifton Springs

Period - From

01/07/2025

to

30/06/2026

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	47 Beacon Point Rd CLIFTON SPRINGS 3222	\$800,000	12/06/2026
2	79 Beacon Point Rd CLIFTON SPRINGS 3222	\$740,000	02/04/2026
3	80 Beacon Point Rd CLIFTON SPRINGS 3222	\$735,000	09/10/2025

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:

08/07/2026 13:15



Property Type: House (Res)
Land Size: 811 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$795,000
Median House Price
Year ending June 2026: \$710,000

Comparable Properties



47 Beacon Point Rd CLIFTON SPRINGS 3222 (REI)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 12/06/2026
Property Type: House
Land Size: 644 sqm approx



79 Beacon Point Rd CLIFTON SPRINGS 3222 (REI/VG)

Agent Comments



Price: \$740,000
Method: Private Sale
Date: 02/04/2026
Property Type: House
Land Size: 693 sqm approx



80 Beacon Point Rd CLIFTON SPRINGS 3222 (REI/VG)

Agent Comments



Price: \$735,000
Method: Private Sale
Date: 09/10/2025
Property Type: House
Land Size: 611 sqm approx

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