

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 and
postcode

195 MAIN LEAD ROAD BEAUFORT VIC 3373

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$840,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$406,250

Property type

Farm

Suburb

Beaufort

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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

90 OLD SHIRLEY ROAD BEAUFORT VIC 3373	\$840,000	25-Aug-25
47 PAXTON COURT TRAWALLA VIC 3373	\$810,000	18-Nov-25

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: 07 May 2026



**90 OLD SHIRLEY ROAD
BEAUFORT VIC 3373**

 4  2  2

Sold Price **\$840,000** Sold Date **25-Aug-25**

Distance **2.91km**



**47 PAXTON COURT TRAWALLA
VIC 3373**

 4  2  9

Sold Price **\$810,000** Sold Date **18-Nov-25**

Distance **5.75km**

RS = Recent sale **UN** = Undisclosed Sale

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