

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

39 Mannagum Drive, Beveridge Vic 3753

Indicative selling price

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

Range between \$595,000 & \$650,000

Median sale price

Median price \$635,000 Property Type House Suburb Beveridge

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	17 Galah Cha BEVERIDGE 3753	\$640,000	07/11/2025
2	27 Mannagum Dr BEVERIDGE 3753	\$600,000	09/02/2026
3	23 Mannagum Dr BEVERIDGE 3753	\$650,000	07/10/2025

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:

21/07/2026 17:26



Property Type: Land
Land Size: 479 sqm approx
Agent Comments

Indicative Selling Price
\$595,000 - \$650,000
Median House Price
Year ending June 2026: \$635,000

Comparable Properties



17 Galah Cha BEVERIDGE 3753 (REI)

Agent Comments



Price: \$640,000
Method:
Date: 07/11/2025
Property Type: House



27 Mannagum Dr BEVERIDGE 3753 (REI/VG)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 09/02/2026
Property Type: House
Land Size: 479 sqm approx



23 Mannagum Dr BEVERIDGE 3753 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 07/10/2025
Property Type: House
Land Size: 402 sqm approx