

STATEMENT OF INFORMATION

8 BEEK STREET, KATAMATITE VIC 3649

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PRICE RANGE

\$550,000 to \$575,000

3
BEDS

2
BATHS

2
CARS

PROPERTY OFFERED FOR SALE

8 BEEK STREET, KATAMATITE VIC 3649

3
BEDS

2
BATHS

2
CARS

INDICATIVE SELLING PRICE

\$550,000 to \$575,000

Price Range consumer.vic.gov.au/underquoting

MEDIAN SALE PRICE

\$390,000

KATAMATITE / House
1 July 2025 to 30 June 2026

COMPARABLE PROPERTIES

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.

A

5 GOORANG STREET, KATAMATITE VIC 3649

Sale Date: 17/10/2025 Distance: 0.09km

\$440,000

3
BEDS

2
BATHS

2
CARS

B

9-15 HOTCHIN STREET, KATAMATITE VIC 3649

Sale Date: 13/11/2025 Distance: 0.49km

\$485,000

4
BEDS

1
BATHS

2
CARS

C

35 MOORE STREET, KATAMATITE VIC 3649

Sale Date: 2/03/2026 Distance: 0.15km

\$310,000

2
BEDS

1
BATHS

2
CARS

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980. The indicative selling price may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

Property offered for sale

Address **8 BEEK STREET, KATAMATITE VIC 3649**

Indicative selling price

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

Price Range: **\$550,000 to \$575,000**

Median sale price

Median price	\$390,000	Property type	House	Suburb	KATAMATITE
Period	1 July 2025 to 30 June 2026	Source	PropTrack / realestate.com.au		

Comparable property sales

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
5 GOORANG STREET, KATAMATITE VIC 3649	\$440,000	17/10/2025
9-15 HOTCHIN STREET, KATAMATITE VIC 3649	\$485,000	13/11/2025
35 MOORE STREET, KATAMATITE VIC 3649	\$310,000	2/03/2026

This Statement of Information was prepared on: 17/08/2026