

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

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 estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **multiple units in a residential development located outside the Melbourne metropolitan area** are being offered for sale at the same time. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

If units of a similar type or class have the same pricing (for example, one bedroom units in a high rise position) a single indicative selling price may be listed for these types or classes of units collectively, rather than an indicative selling price for each individual unit. It must be clear that the indicative selling price is for a particular type or class of units. 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.

This Statement of Information must be provided to a prospective buyer within two business days of a request, included with any Internet advertisement and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Unit offered for sale

Address
Including suburb or locality
and postcode

Mandalay Estate (Available) – 430-450 Mandalay Circuit, Beveridge VIC 3753

Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price	Higher price
LOT 4920 – 13 x 32 (454m ²)	\$379,000	or range between	\$*	& \$
LOT 5110 – 16 x 28 (448m ²)	\$375,000	or range between	\$*	& \$
LOT 5203 – 14 x 28 (392m ²)	\$364,000	or range between	\$*	& \$
LOT 5212 – 16.7 x 25 (415m ²)	\$360,000	or range between	\$*	& \$
LOT 5218 – 14 x 28 (392m ²)	\$364,000	or range between	\$*	& \$
LOT 5221 – 14 x 32 (448m ²)	\$383,000	or range between	\$*	& \$
LOT 5224 – 18 x 35 (630m ²)	\$512,000	or range between	\$*	& \$
LOT 5225, 5307 – 16 x 35 (560m ²)	\$484,000	or range between	\$*	& \$
LOT 5231 – 18 x 35 (630m ²)	\$499,000	or range between	\$*	& \$
LOT 5308 – 14 x 35 (490m ²)	\$464,000	or range between	\$*	& \$
LOT 5314 – 14.97 x 35 (624m ²)	\$499,000	or range between	\$*	& \$
LOT 5316 – 19.43 x 28 (479m ²)	\$379,000	or range between	\$*	& \$

Unit type or class e.g. One bedroom units	Single price		Lower price	Higher price
LOT 5330 – 14 x 28.03 (393m2)	\$364,000	or range between	\$*	& \$
LOT 5332 – 14 x 28.01 (389m2)	\$359,000	or range between	\$*	& \$
LOT 5432 – 14 x 35 (490m2)	\$455,000	or range between	\$*	& \$
LOT 5516 – 16 x 35 (554m2)	\$475,000	or range between	\$*	& \$
LOT 5613 – 14 x 28 (387m2)	\$355,000	or range between	\$*	& \$
LOT 5634 – 16 x 28 (448m2)	\$377,000	or range between	\$*	& \$
LOT 5636 – 21.9 x 28 (485m2)	\$383,000	or range between	\$*	& \$
LOT 6429 – 14 x 28 (388m2)	\$357,500	or range between	\$*	& \$

Additional entries may be included or attached as required.

Unit median sale price

Median price	<input type="text" value="\$342,500"/>	Suburb or locality	<input type="text" value="Beveridge"/>
Period - From	<input type="text" value="January 2025"/>	To	<input type="text" value="March 2025"/>
Source	<input type="text" value="Internal Research Department"/>		

Important advice about the median sale price: The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 39 properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
LOT 5203 – 14 x 28 (392m2)	LOT 5011 Mandalay (392m2)	\$360,000	June 2024
	LOT 319 Alkyra (392m2)	\$320,000	May 2024
	LOT 5535 Mandalay (392m2)	\$364,000	May 2024

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	LOT 5011 Mandalay (392m2)	\$360,000	June 2024

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
LOT 5218 – 14 x 28 (392m ²)	LOT 319 Alkyra (392m ²)	\$320,000	May 2024
	LOT 5535 Mandalay (392m ²)	\$364,000	May 2024

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
LOT 5221 – 14 x 32 (448m ²)			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
LOT 4920 – 13 x 32 (454m ²)			

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
LOT 5110 – 16 x 28 (448m ²)	LOT 5422 Mandalay (448m ²)	\$385,000	May 2024
	LOT 5410 Mandalay (448m ²)	\$383,000	April 2024

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
LOT 5212 – 16.7 x 25 (415m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

LOT 5224 – 18 x 35 (630m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

LOT 5225, 5307 – 16 x 35 (560m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

LOT 5231 – 18 x 35 (630m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

LOT 5308 – 14 x 35 (490m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

LOT 5314 – 14.97 x 35 (624m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

--	--	--	--

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

LOT 5316 – 19.43 x 28 (479m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

LOT 5330 – 14 x 28.03 (393m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

LOT 5332 – 14 x 28.01 (389m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

LOT 5432, 5308 – 14 x 35 (490m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

LOT 5516 – 16 x 35 (554m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

LOT 5613 – 14 x 28 (387m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

LOT 5634 – 16 x 28 (448m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

LOT 5636 – 21.9 x 28 (485m ²)			

Unit type or class

E.g. One bedroom units

Address of comparable unit**Price****Date of sale**

LOT 6429 – 14 x 28 (388m ²)			

This Statement of Information was prepared on:

September 2025