

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
13 MALAKOFF ROAD BEECHWORTH VIC 3747

Indicative selling price

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

Single Price \$635,000 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price \$745,000 Property type House Suburb Beechworth
Period-from 01 Jan 2025 to 31 Dec 2025 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
17 HARPER AVENUE BEECHWORTH VIC 3747	\$720,000	05-Jan-26
13 BUCKLAND GAP ROAD BEECHWORTH VIC 3747	\$680,000	03-Dec-25
17 FINCH STREET BEECHWORTH VIC 3747	\$640,000	30-Jun-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.

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17 HARPER AVENUE
 BEECHWORTH VIC 3747

 2  1  1

Sold Price ^{RS} \$720,000 Sold Date 05-Jan-26

Distance 0.76km



13 BUCKLAND GAP ROAD
 BEECHWORTH VIC 3747

 3  1  2

Sold Price ^{RS} \$680,000 Sold Date 03-Dec-25

Distance 0.89km



17 FINCH STREET BEECHWORTH
 VIC 3747

 3  1  1

Sold Price \$640,000 Sold Date 30-Jun-25

Distance 1.17km

RS = Recent sale UN = Undisclosed Sale

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