

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

7 EUCALYPTUS COURT 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

\$149,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Other

Suburb

Beaufort

Period-from

01 Jun 2025

to

31 May 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

17 EUCALYPTUS COURT BEAUFORT VIC 3373	\$155,000	19-May-26
54 SOUTH STREET BEAUFORT VIC 3373	\$135,000	24-Sep-25
13 EUCALYPTUS COURT BEAUFORT VIC 3373	\$120,000	19-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: 18 June 2026


**17 EUCALYPTUS COURT
BEAUFORT VIC 3373**

Sold Price ^{RS} **\$155,000** Sold Date **19-May-26**

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Distance **0.11km**


**54 SOUTH STREET BEAUFORT VIC
3373**

Sold Price **\$135,000** Sold Date **24-Sep-25**

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Distance **0.52km**


**13 EUCALYPTUS COURT
BEAUFORT VIC 3373**

Sold Price **\$120,000** Sold Date **19-Nov-25**

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Distance **0.07km**

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

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