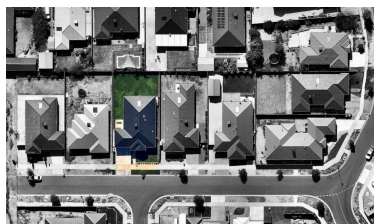


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



56 LOWER BECKHAMS ROAD, MAIDEN

4 2 2

Indicative Selling Price

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

Price Range: \$750,000 to \$790,000

Provided by: PRD Admin, PRD Nationwide Bendigo

MEDIAN SALE PRICE



MAIDEN GULLY, VIC, 3551

Suburb Median Sale Price (House)

\$902,500

01 January 2026 to 30 June 2026

Provided by: pricefinder

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.



16 WESTBURY BVD, MAIDEN GULLY, VIC 3551

4 2 2

Sale Price

\$766,000

Sale Date: 29/04/2026

Distance from Property: 2.4km



23 LYNDAM AVE, MAIDEN GULLY, VIC 3551

4 2 2

Sale Price

\$790,000

Sale Date: 01/04/2026

Distance from Property: 288m



17 AMANDA DR, MAIDEN GULLY, VIC 3551

4 2 2

Sale Price

\$775,000

Sale Date: 12/12/2025

Distance from Property: 132m



This report has been compiled on 24/08/2026 by PRD Nationwide Bendigo. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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