

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

78A NEILL STREET 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

or range
between

\$399,000

&

\$419,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

House

Suburb

Beaufort

Period-from

01 Nov 2024

to

31 Oct 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

81 NEILL STREET BEAUFORT VIC 3373	\$402,500	08-Jul-25
90 NEILL STREET BEAUFORT VIC 3373	\$395,000	10-Feb-25
31 PRATT STREET BEAUFORT VIC 3373	\$410,000	08-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.

This Statement of Information was prepared on: 03 November 2025



81 NEILL STREET BEAUFORT VIC 3373

Sold Price

\$402,500

Sold Date

08-Jul-25

3

1

4

Distance

0.07km



90 NEILL STREET BEAUFORT VIC 3373

Sold Price

\$395,000

Sold Date

10-Feb-25

3

1

1

Distance

0.21km



31 PRATT STREET BEAUFORT VIC 3373

Sold Price

\$410,000

Sold Date

08-Jun-25

3

1

8

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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