

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

340 OLD SHIRLEY ROAD 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

\$280,000

&

\$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

House

Suburb

Beaufort

Period-from

01 Mar 2025

to

28 Feb 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

LOT 4 GRAMPIANS VIEW ROAD BEAUFORT VIC 3373	\$230,000	10-Mar-26
LOT 18 RIFLE BUTTS ROAD BEAUFORT VIC 3373	\$300,000	20-Oct-25
203 RIFLE BUTTS ROAD BEAUFORT VIC 3373	\$300,000	20-Oct-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: 19 March 2026



**LOT 4 GRAMPIANS VIEW ROAD
BEAUFORT VIC 3373**

 -  -  -

Sold Price

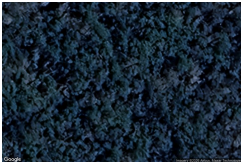
^{RS} **\$230,000**

Sold Date

10-Mar-26

Distance

0.93km



**LOT 18 RIFLE BUTTS ROAD
BEAUFORT VIC 3373**

 3  -  -

Sold Price

\$300,000

Sold Date

20-Oct-25

Distance

2.12km



**203 RIFLE BUTTS ROAD
BEAUFORT VIC 3373**

 3  -  -

Sold Price

^{RS} **\$300,000**

Sold Date

20-Oct-25

Distance

2.35km

RS = Recent sale

UN = Undisclosed Sale

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