

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

20 Fairywren Avenue, Beveridge, Vic 3753

Indicative selling price

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

range between

\$660,000

&

\$680,000

Median sale price

Median price

\$653,750

Property type

House

Suburb

Beveridge

Period - From

01/05/2025

to

30/04/2026

Source



Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
21 Silvereve Circuit, Beveridge, VIC 3753	\$675,000	06/01/2026
9 Cannich Street, Beveridge, VIC 3753	\$672,500	17/12/2025
7 Numbat Drive, Beveridge, VIC 3753	\$671,000	13/11/2025

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 11/05/2026