

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 40 Palladium Circle, Beveridge, VIC 3753

Indicative selling price

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

Single Price \$760,000

Median sale price

Median price \$646,000 Property Type House Suburb Beveridge (3753)

Period - From 01/06/2025 to 31/05/2026 Source Cotality

Comparable property sales

A These are two 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 |
|---|-----------|--------------|
| 4 ATHERTON STREET, BEVERIDGE VIC 3753 | \$748,000 | 12/01/2026 |
| 13 BELLEVIEW CRESCENT, BEVERIDGE VIC 3753 | \$760,000 | 09/06/2026 |
| | | |

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: 17/06/2026