

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

22 TILIA DRIVE BEVERIDGE VIC 3753

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Other

Suburb

Beveridge

Period-from

01 Aug 2025

to

31 Jul 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

463 LITHGOW STREET BEVERIDGE VIC 3753	\$367,000	23-Jun-26
15 MICHELSTOWN ROAD BEVERIDGE VIC 3753	\$346,500	05-Jun-26
4 CATENARY STREET BEVERIDGE VIC 3753	\$406,000	02-Jun-26

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.~~

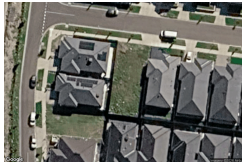
This Statement of Information was prepared on: 04 August 2026



463 LITHGOW STREET BEVERIDGE VIC 3753 Sold Price **\$367,000** Sold Date **23-Jun-26**

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Distance **1.91km**



15 MICHELSTOWN ROAD BEVERIDGE VIC 3753 Sold Price **\$346,500** Sold Date **05-Jun-26**

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Distance **1.67km**



4 CATENARY STREET BEVERIDGE VIC 3753 Sold Price **\$406,000** Sold Date **02-Jun-26**

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Distance **1.84km**

RS = Recent sale **UN** = Undisclosed Sale

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