

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

33 Beauford Street, Huntingdale Vic 3166

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,261,500 Property Type House Suburb Huntingdale

Period - From 01/01/2025 to 31/12/2025 Source REIV

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
1	71 Highland Av OAKLEIGH EAST 3166	\$1,344,000	13/12/2025
2	12 Scotsburn Av CLAYTON 3168	\$1,234,000	25/10/2025
3	37 Gordon Av OAKLEIGH EAST 3166	\$1,205,000	20/10/2025

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:

18/02/2026 10:44



3
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 4

Property Type: House (Res)

Land Size: 622 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending December 2025: \$1,261,500

Comparable Properties



71 Highland Av OAKLEIGH EAST 3166 (REI)

Agent Comments

3
 2
 2

Price: \$1,344,000

Method: Auction Sale

Date: 13/12/2025

Property Type: House (Res)

Land Size: 842 sqm approx



12 Scotsburn Av CLAYTON 3168 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,234,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 644 sqm approx



37 Gordon Av OAKLEIGH EAST 3166 (REI/VG)

Agent Comments

4
 2
 6

Price: \$1,205,000

Method: Auction Sale

Date: 20/10/2025

Property Type: House (Res)

Land Size: 600 sqm approx

Account - Barry Plant | P: 03 9874 3355