



## Statement of Information

**Single residential property located outside  
the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

3 BEAVIS ROAD PORTLAND

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

PRICE

\$845,000

### Median sale price

Median price

n/a

\*House

X

LAND

X

Suburb  
or locality

PORTLAND

Period - From

20/02/24

to

20/02/25

Source

realestate.com.au

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

### Comparable property sales

**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 |
|---|--------------------------------|-------------|--------------|
| 1 | 119 DOUGHERTIES ROAD PORTLAND  | \$1,025,000 | 1/3/24       |
| 2 | 9005 PRINCES HWY PORTLAND      | \$990,000   | 4/3/24       |
| 3 | 65 DALWOOD LANE PORTLAND       | \$880,000   | 20/3/23      |

This Statement of Information was prepared on 20/02/2025