

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

31 Beauford Street, Huntingdale Vic 3166

Indicative selling price

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

Single price

\$1,350,000

Median sale price

Median price

\$1,264,750

Property Type

House

Suburb

Huntingdale

Period - From

01/04/2025

to

31/03/2026

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	112 Burlington St OAKLEIGH 3166	\$1,300,000	14/03/2026
2	10 Shafton St HUNTINGDALE 3166	\$1,380,000	11/04/2026
3	12 Curran St OAKLEIGH EAST 3166	\$1,260,000	14/11/2025

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:

20/04/2026 12:19



 4
  2
  1

Rooms: 6
Property Type: House (Res)
Land Size: 622 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,350,000
Median House Price
 Year ending March 2026: \$1,264,750

Comparable Properties

112 Burlington St OAKLEIGH 3166 (REI)

Agent Comments

 3
  1
  -

Price: \$1,300,000
Method:
Date: 14/03/2026
Property Type: House

10 Shafton St HUNTINGDALE 3166 (REI)

Agent Comments

 4
  2
  2

Price: \$1,380,000
Method: Auction Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 700 sqm approx



12 Curran St OAKLEIGH EAST 3166 (REI/VG)

Agent Comments

 4
  2
  4

Price: \$1,260,000
Method: Sold Before Auction
Date: 14/11/2025
Property Type: House (Res)
Land Size: 814 sqm approx

Account - Barry Plant | P: 03 9874 3355



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