



R E A L E S T A T E

# STATEMENT OF INFORMATION

6 FOREST COURT, BACCHUS MARSH, VIC 3340

PREPARED BY GARRY GARCHA, OSKO REAL ESTATE AGENCY



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**6 FOREST COURT, BACCHUS MARSH, VIC** 3 2 2

### Indicative Selling Price

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

Price Range: **\$630,000 to \$660,000**

Provided by: Garry Garcha, OSKO Real Estate Agency

## MEDIAN SALE PRICE



**BACCHUS MARSH, VIC, 3340**

Suburb Median Sale Price (House)

**\$665,550**

01 December 2025 to 28 February 2026

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**12 KYEAMBA CCT, BACCHUS MARSH, VIC 3340** 3 2 2

Sale Price

**\$665,000**

Sale Date: 15/11/2025

Distance from Property: 1.5km



**20 KYEAMBA CCT, BACCHUS MARSH, VIC 3340** 3 2 2

Sale Price

**\*\$665,000**

Sale Date: 12/03/2026

Distance from Property: 1.5km



**93 MCLACHLAN ST, BACCHUS MARSH, VIC** 3 2 2

Sale Price

**\*\$666,100**

Sale Date: 03/03/2026

Distance from Property: 1.5km

This report has been compiled on 27/03/2026 by OSKO Real Estate Agency. Property Data Solutions Pty Ltd 2026 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

6 FOREST COURT, BACCHUS MARSH, VIC 3340

### Indicative selling price

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

Price Range: \$630,000 to \$660,000

### Median sale price

Median price \$665,550

Property type

House

Suburb

BACCHUS MARSH

Period 01 December 2025 to 28 February 2026

Source

 pricfinder

### Comparable property sales

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

Address of comparable property	Price	Date of sale
12 KYEAMBA CCT, BACCHUS MARSH, VIC 3340	\$665,000	15/11/2025
20 KYEAMBA CCT, BACCHUS MARSH, VIC 3340	*\$665,000	12/03/2026
93 MCLACHLAN ST, BACCHUS MARSH, VIC 3340	*\$666,100	03/03/2026

This Statement of Information was prepared on:

27/03/2026