

## 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  
68 MAIN STREET BACCHUS MARSH VIC 3340

### Indicative selling price

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

Single Price		or range between	\$549,000	&	\$579,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$609,250	Property type	Other	Suburb	Bacchus Marsh
Period-from	01 Jan 2025	to	31 Dec 2025	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
53 DICKSON STREET BACCHUS MARSH VIC 3340	\$545,000	22-Jul-25
26 MCFARLAND STREET BACCHUS MARSH VIC 3340	\$572,500	09-Aug-25
54 LABILLIERE STREET MADDINGLEY VIC 3340	\$565,000	06-May-25

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.

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**53 DICKSON STREET BACCHUS  
MARSH VIC 3340**

3 1 1

Sold Price

**\$545,000** Sold Date **22-Jul-25**

Distance **0.65km**



**26 MCFARLAND STREET BACCHUS  
MARSH VIC 3340**

3 1 2

Sold Price **\$572,500** Sold Date **09-Aug-25**

Distance **0.8km**



**54 LABILLIERE STREET  
MADDINGLEY VIC 3340**

3 1 1

Sold Price

**\$565,000** Sold Date **06-May-25**

Distance **1.21km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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