

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

11 PINE STREET QUARRY HILL VIC 3550

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

\$490,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

House

Suburb

Quarry Hill

Period-from

01 Feb 2025

to

31 Jan 2026

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

34-36 MILLER STREET KENNINGTON VIC 3550	\$525,000	10-Jun-25
8 RETREAT ROAD FLORA HILL VIC 3550	\$480,000	13-Feb-25
2 CHURCHILL AVENUE FLORA HILL VIC 3550	\$510,000	02-Oct-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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Real Estate

Wayne Heard

M 0409 248 477

E wayne@eldersbendigo.com.au



**34-36 MILLER STREET
KENNINGTON VIC 3550**

Sold Price **\$525,000** Sold Date **10-Jun-25**

3 1 1

Distance **0.43km**



**8 RETREAT ROAD FLORA HILL VIC
3550**

Sold Price **\$480,000** Sold Date **13-Feb-25**

3 1 2

Distance **1.13km**



**2 CHURCHILL AVENUE FLORA
HILL VIC 3550**

Sold Price **\$510,000** Sold Date **02-Oct-25**

3 1 1

Distance **0.7km**



**57 ARNOLD STREET BENDIGO VIC
3550**

Sold Price ^{RS} **\$485,000** Sold Date **15-Dec-25**

3 1 1

Distance **1.92km**



**216 DON STREET IRONBARK VIC
3550**

Sold Price **\$525,000** Sold Date **03-Oct-25**

3 1 1

Distance **1.96km**

RS = Recent sale

UN = Undisclosed Sale

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