

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
44 OLD VIOLET STREET BENDIGO 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 \$730,000 & \$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$620,000 Property type House Suburb Bendigo
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
180 DON STREET BENDIGO VIC 3550	\$720,000	22-Jul-25
192 DON STREET BENDIGO VIC 3550	\$765,000	08-Oct-25
158 MITCHELL STREET QUARRY HILL VIC 3550	\$770,000	22-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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180 DON STREET BENDIGO VIC 3550

Sold Price

\$720,000 Sold Date **22-Jul-25**

3

1

2

Distance

0.17km



192 DON STREET BENDIGO VIC 3550

Sold Price

\$765,000 Sold Date **08-Oct-25**

3

1

4

Distance

0.19km



158 MITCHELL STREET QUARRY HILL VIC 3550

Sold Price

\$770,000 Sold Date **22-Oct-25**

3

1

1

Distance

1.82km

RS = Recent sale

UN = Undisclosed Sale

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