

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

2/5 BARNEY STREET NORTH 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,550

Property type

House

Suburb

North Bendigo

Period-from

01 Sep 2024

to

31 Aug 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

195A MCIVOR ROAD STRATHDALE VIC 3550	\$1,075,000	11-Apr-25
12 CARNEGIE WAY BENDIGO VIC 3550	\$1,080,000	27-Jan-25
37 HOPETOUN STREET BENDIGO VIC 3550	\$1,250,000	09-Sep-24

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.

This Statement of Information was prepared on: 01 September 2025



**195A MCIVOR ROAD STRATHDALE
VIC 3550**

 3  2  2

Sold Price

\$1,075,000

Sold Date

11-Apr-25

Distance

3.05km



**12 CARNEGIE WAY BENDIGO VIC
3550**

 4  3  2

Sold Price

\$1,080,000

Sold Date

27-Jan-25

Distance

2.05km



**37 HOPETOUN STREET BENDIGO
VIC 3550**

 3  2  2

Sold Price

\$1,250,000

Sold Date

09-Sep-24

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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