

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

38 ST JAMES WOOD DRIVE 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

\$650,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$503,700

Property type

House

Suburb

North Bendigo

Period-from

01 Oct 2024

to

30 Sep 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

3 SAVILLE COURT NORTH BENDIGO VIC 3550	\$645,000	05-Jun-25
12 IMPERIAL COURT CALIFORNIA GULLY VIC 3556	\$606,000	09-May-25
59A SMITH STREET NORTH BENDIGO VIC 3550	\$600,000	26-Apr-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.~~

This Statement of Information was prepared on: 15 October 2025


**3 SAVILLE COURT NORTH
BENDIGO VIC 3550**
 4  2  2

Sold Price

\$645,000

Sold Date

05-Jun-25

Distance

0.23km

**12 IMPERIAL COURT CALIFORNIA
GULLY VIC 3556**
 4  2  2

Sold Price

\$606,000

Sold Date

09-May-25

Distance

1.93km

**59A SMITH STREET NORTH
BENDIGO VIC 3550**
 3  1  2

Sold Price

\$600,000

Sold Date

26-Apr-25

Distance

0.53km
RS = Recent sale

UN = Undisclosed Sale

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