

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

21 EDWIN 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

\$660,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,400

Property type

House

Suburb

North Bendigo

Period-from

01 Nov 2024

to

31 Oct 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

19 KENNEWELL STREET WHITE HILLS VIC 3550	\$660,000	07-Jul-25
21 TUSOCK DRIVE WHITE HILLS VIC 3550	\$650,000	28-Jan-25
18 BLOSSOM DRIVE EPSOM VIC 3551	\$710,000	19-Jun-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: 10 November 2025


19 KENNEWELL STREET WHITE HILLS VIC 3550

 3
  2
  2

Sold Price

\$660,000

Sold Date

07-Jul-25

Distance

2km

21 TUSOCK DRIVE WHITE HILLS VIC 3550

 3
  2
  2

Sold Price

\$650,000

Sold Date

28-Jan-25

Distance

2.61km

18 BLOSSOM DRIVE EPSOM VIC 3551

 3
  2
  2

Sold Price

\$710,000

Sold Date

19-Jun-25

Distance

2.85km
RS = Recent sale

UN = Undisclosed Sale

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