

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

9 WALNUT AVENUE BRIDGEWATER ON LODDON VIC 3516

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

\$680,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$417,500

Property type

Farm

Suburb

Bridgewater On
Loddon

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

7 LYNTHURST STREET BRIDGEWATER ON LODDON VIC 3516	\$701,500	23-Dec-24
847 NEWBRIDGE-BRIDGEWATER ROAD NEWBRIDGE VIC 3551	\$700,000	04-Sep-24
6 MEMSIE LANE BRIDGEWATER ON LODDON VIC 3516	\$670,000	24-Jan-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: 12 September 2025



**7 LYNDHURST STREET
BRIDGEWATER ON LODDON VIC
3516**

 4  2  8

Sold Price

\$701,500

Sold Date **23-Dec-24**

Distance

0.9km


**847 NEWBRIDGE-BRIDGEWATER
ROAD NEWBRIDGE VIC 3551**

 3  1  -

Sold Price

\$700,000

Sold Date **04-Sep-24**

Distance

12.51km


**6 MEMSIE LANE BRIDGEWATER
ON LODDON VIC 3516**

 2  2  4

Sold Price

\$670,000

Sold Date **24-Jan-25**

Distance

0.68km
RS = Recent sale

UN = Undisclosed Sale

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