

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	79 Dickson Street, Bacchus Marsh, Vic 3340
--	--

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between	\$559,000	&	\$599,000
---------------	-----------	---	-----------

Median sale price

Median price	\$620,000	Property type	House	Suburb	Bacchus Marsh
--------------	-----------	---------------	-------	--------	---------------

Period - From	01/01/2025	to	31/12/2025	Source	 PropTrack
---------------	------------	----	------------	--------	---

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 eighteen 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
2 Lorraine Pl, Bacchus Marsh, VIC 3340	\$585,000	30/08/2025
27 McFarland Street, Bacchus Marsh, VIC 3340	\$605,000	21/09/2024
53 Dickson Street, Bacchus Marsh, VIC 3340	\$545,000	22/07/2025

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 eighteen months.

This Statement of Information was prepared on: 15/01/2026