

## 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

6 DAVIDSON STREET NORTH BENDIGO VIC 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$475,000

&

\$515,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,550

Property type

House

Suburb

North Bendigo

Period-from

01 Aug 2024

to

31 Jul 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

51 HOLDSWORTH ROAD LONG GULLY VIC 3550	\$506,000	09-Sep-24
157 SIMPSONS ROAD EAGLEHAWK VIC 3556	\$546,000	08-Jun-24
239 HOLDSWORTH ROAD NORTH BENDIGO VIC 3550	\$540,000	18-Mar-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: 27 August 2025



**51 HOLDSWORTH ROAD LONG GULLY VIC 3550**

 4  1  2

Sold Price **\$506,000** Sold Date **09-Sep-24**

Distance **0.53km**



**157 SIMPSONS ROAD EAGLEHAWK VIC 3556**

 4  1  2

Sold Price **\$546,000** Sold Date **08-Jun-24**

Distance **2.88km**



**239 HOLDSWORTH ROAD NORTH BENDIGO VIC 3550**

 4  1  2

Sold Price **\$540,000** Sold Date **18-Mar-25**

Distance **1.79km**



**4 BURCH COURT CALIFORNIA GULLY VIC 3556**

 4  1  2

Sold Price **\$475,000** Sold Date **18-Jun-24**

Distance **1.09km**



**24 MORAN STREET LONG GULLY VIC 3550**

 4  1  2

Sold Price **\$450,000** Sold Date **10-Oct-24**

Distance **1.38km**



**173 ARNOLD STREET BENDIGO VIC 3550**

 4  1  2

Sold Price **\$610,000** Sold Date **30-Apr-25**

Distance **1.8km**

RS = Recent sale

UN = Undisclosed Sale

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**20 QUICK STREET IRONBARK VIC 3550**

Sold Price **\$120,600** Sold Date **26-Dec-24**  
Distance **2.13km**

 4  1  2



**8 WALKER STREET LONG GULLY VIC 3550**

Sold Price **\$700,000** Sold Date **05-Mar-25**  
Distance **2.15km**

 4  1  2



**12 MARKET STREET EAGLEHAWK VIC 3556**

Sold Price **\$415,000** Sold Date **14-Mar-24**  
Distance **2.36km**

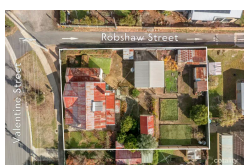
 4  1  2



**3 RAE STREET IRONBARK VIC 3550**

Sold Price **\$400,000** Sold Date **16-Jun-25**  
Distance **2.37km**

 4  1  2



**32 VALENTINE STREET IRONBARK VIC 3550**

Sold Price <sup>RS</sup> **\$680,000** Sold Date **29-Jun-25**  
Distance **2.39km**

 4  1  2



**18 FRY STREET EAGLEHAWK VIC 3556**

Sold Price **\$512,000** Sold Date **26-Jul-24**  
Distance **2.91km**

 4  1  2

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**342 BARNARD STREET IRONBARK VIC 3550** Sold Price **\$490,000** Sold Date **11-Mar-25**  
Distance **2.91km**

4 1 2



**4 LESLIE STREET EAGLEHAWK VIC 3556** Sold Price **\$460,000** Sold Date **16-May-24**  
Distance **2.99km**

4 1 2



**5 CLARKE STREET EAGLEHAWK VIC 3556** Sold Price **\$655,000** Sold Date **10-Aug-24**  
Distance **3.23km**

4 1 2



**11 STERNBERG STREET KENNINGTON VIC 3550** Sold Price **\$547,000** Sold Date **15-Jul-25**  
Distance **3.48km**

4 1 2



**39 LILY STREET BENDIGO VIC 3550** Sold Price **\$512,500** Sold Date **02-Jul-25**  
Distance **3.75km**

4 1 2



**18 RUSSELL STREET QUARRY HILL VIC 3550** Sold Price **\$630,000** Sold Date **01-Apr-25**  
Distance **4.15km**

4 1 2

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**91 STERNBERG STREET  
KENNINGTON VIC 3550**

 4  1  2

Sold Price <sup>RS</sup> **\$615,000** Sold Date **07-Jul-25**

Distance **4.24km**



**23 ADAM STREET QUARRY HILL  
VIC 3550**

 4  1  2

Sold Price **\$497,500** Sold Date **07-Aug-24**

Distance **4.46km**

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