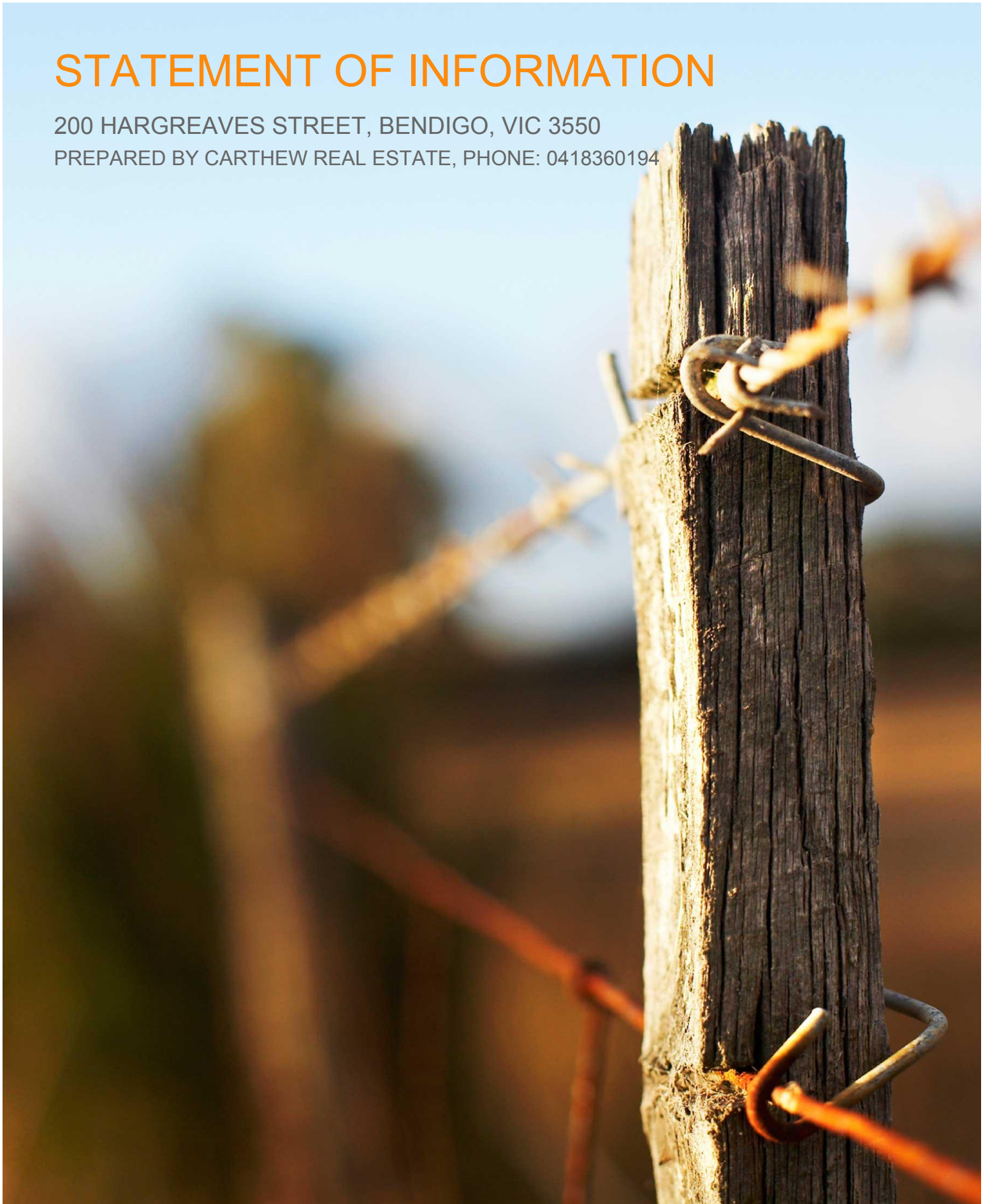


STATEMENT OF INFORMATION

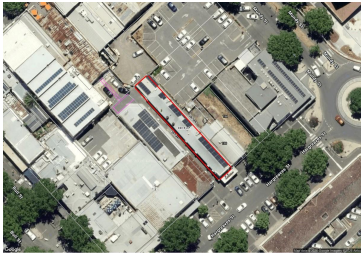
200 HARGREAVES STREET, BENDIGO, VIC 3550

PREPARED BY CARTHEW REAL ESTATE, PHONE: 0418360194



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



200 HARGREAVES STREET, BENDIGO, VIC  -  -  -

Indicative Selling Price

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

Single Price: **\$1,450,002**

MEDIAN SALE PRICE



BENDIGO, VIC, 3550

Suburb Median Sale Price (House)

\$610,000

01 January 2025 to 31 December 2025

Provided by: 

COMPARABLE PROPERTIES

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.



9/269-275 HIGH ST, GOLDEN SQUARE, VIC  -  -  -

Sale Price

\$3,400,000

Sale Date: 01/09/2025

Distance from Property: 2.2km 



130-132 HIGH STREET ST, KANGAROO FLAT,  -  -  -

Sale Price

\$979,000

Sale Date: 22/09/2025

Distance from Property: 5.5km 



104-106 PALL MALL, BENDIGO, VIC 3550  1  -  -

Sale Price

\$1,955,000

Sale Date: 05/11/2025

Distance from Property: 50m 

This report has been compiled on 18/02/2026 by Carthew Real Estate. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode

200 HARGREAVES STREET, BENDIGO, VIC 3550

Indicative selling price

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

Single Price: \$1,450,002


Median sale price

Median price: \$610,000

Property type: House

Suburb: BENDIGO

Period: 01 January 2025 to 31 December 2025

Source: 

Comparable property sales

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

9/269-275 HIGH ST, GOLDEN SQUARE, VIC 3555	\$3,400,000	01/09/2025
130-132 HIGH STREET ST, KANGAROO FLAT, VIC 3555	\$979,000	22/09/2025
104-106 PALL MALL, BENDIGO, VIC 3550	\$1,955,000	05/11/2025

This Statement of Information was prepared on:

18/02/2026