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

153 ARNOLD STREET 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	\$695,000	&	\$750,000
Single Price		\$695,000	&	\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$620,000	Prop	erty type	House		Suburb	Bendigo
Period-from	01 Nov 2024	to	31 Oct 2	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
284 NAPIER STREET BENDIGO VIC 3550	\$791,000	29-Apr-25
27 DOAK STREET EAST BENDIGO VIC 3550	\$700,000	21-May-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: 04 November 2025





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284 NAPIER STREET BENDIGO VIC Sold Price 3550

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\$791,000 Sold Date 29-Apr-25

Distance

1.07km



27 DOAK STREET EAST BENDIGO Sold Price

\$700,000 Sold Date 21-May-25

Distance

2.09km

VIC 3550

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□ 2

RS = Recent sale

UN = Undisclosed Sale

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