

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 3/32 Hopetoun Street, Bendigo Vic 3550
Including suburb or locality and postcode

Indicative selling price

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

Range between \$370,000 & \$407,000

Median sale price

Median price \$422,000 Property Type Unit Suburb Bendigo

Period - From 30/04/2025 to 29/04/2026 Source Property Data

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
1	1/4 Trotter La IRONBARK 3550	\$380,000	04/03/2026
2	1/12 Retreat Rd FLORA HILL 3550	\$382,000	05/02/2026
3	4/26 Townsend St FLORA HILL 3550	\$380,000	14/01/2026

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: 30/04/2026 10:47



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$370,000 - \$407,000
Median Unit Price
30/04/2025 - 29/04/2026: \$422,000

Comparable Properties



1/4 Trotter La IRONBARK 3550 (REI/VG)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 04/03/2026
Property Type: House
Land Size: 202.70 sqm approx



1/12 Retreat Rd FLORA HILL 3550 (REI/VG)

Agent Comments



Price: \$382,000
Method: Private Sale
Date: 05/02/2026
Property Type: Unit



4/26 Townsend St FLORA HILL 3550 (REI/VG)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 14/01/2026
Property Type: House

Account - Step Up Property