

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 or
locality and postcode

3/32 Hopetoun Street, Bendigo Vic 3550

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$419,000 Property Type Unit Suburb Bendigo

Period - From 17/08/2025 to 16/08/2026 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	3/26 Yallambee Dr KENNINGTON 3550	\$350,000	31/10/2025
2	1/6 Casey St EAST BENDIGO 3550	\$340,000	09/06/2025
3	4/17 Albion St KENNINGTON 3550	\$350,000	15/04/2025

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 18 months.~~

This Statement of Information was prepared on:

17/08/2026 13:51

3/32 Hopetoun Street, Bendigo Vic 3550



Jaylee Dixon
0490035610

office@stepupproperty.com.au



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$330,000 - \$360,000

Median Unit Price

17/08/2025 - 16/08/2026: \$419,000

Comparable Properties



3/26 Yallambee Dr KENNINGTON 3550 (VG)

Agent Comments



Price: \$350,000

Method: Sale

Date: 31/10/2025

Property Type: Strata Unit - Conjoined



1/6 Casey St EAST BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$340,000

Method: Private Sale

Date: 09/06/2025

Property Type: Unit



4/17 Albion St KENNINGTON 3550 (REI/VG)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 15/04/2025

Property Type: Unit

Account - Step Up Property



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