

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

203 Forest Street, Bendigo Vic 3550

Indicative selling price

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

Range between \$465,000 & \$490,000

Median sale price

Median price \$677,500 Property Type House Suburb Bendigo

Period - From 01/07/2025 to 30/06/2026 Source REIV

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	32 Nolan St BENDIGO 3550	\$480,000	18/03/2026
2	9 Atkins St NORTH BENDIGO 3550	\$475,000	23/09/2025
3	5 Quick St IRONBARK 3550	\$485,000	20/08/2025

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:

10/09/2026 10:46



Property Type: House
Land Size: 260.53 sqm approx
Agent Comments

Indicative Selling Price
\$465,000 - \$490,000
Median House Price
Year ending June 2026: \$677,500

Comparable Properties



32 Nolan St BENDIGO 3550 (REI/VG)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 18/03/2026
Property Type: House
Land Size: 401 sqm approx



9 Atkins St NORTH BENDIGO 3550 (VG)

Agent Comments



Price: \$475,000
Method: Sale
Date: 23/09/2025
Property Type: House (Previously Occupied - Detached)



5 Quick St IRONBARK 3550 (VG)

Agent Comments



Price: \$485,000
Method: Sale
Date: 20/08/2025
Property Type: House (Previously Occupied - Detached)
Land Size: 484 sqm approx