

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

384 Barnard Street, Ironbark Vic 3550

Indicative selling price

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

Range between \$725,000 & \$765,000

Median sale price

Median price \$545,000 Property Type House Suburb Ironbark

Period - From 25/08/2025 to 24/08/2026 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	8 Booth St GOLDEN SQUARE 3555	\$740,000	19/05/2026
2	10 Violet St BENDIGO 3550	\$730,000	06/05/2026
3	43 Lilac St IRONBARK 3550	\$760,000	21/04/2026

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:

25/08/2026 21:03



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Property Type: House
Land Size: 982 sqm approx
Agent Comments

Indicative Selling Price

\$725,000 - \$765,000

Median House Price

25/08/2025 - 24/08/2026: \$545,000

Comparable Properties



8 Booth St GOLDEN SQUARE 3555 (REI)

Agent Comments

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Price: \$740,000
Method: Private Sale
Date: 19/05/2026
Property Type: House (Res)
Land Size: 501 sqm approx



10 Violet St BENDIGO 3550 (VG)

Agent Comments

3 - -

Price: \$730,000
Method: Sale
Date: 06/05/2026
Property Type: House (Previously Occupied - Detached)
Land Size: 418 sqm approx



43 Lilac St IRONBARK 3550 (REI/VG)

Agent Comments

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Price: \$760,000
Method: Private Sale
Date: 21/04/2026
Property Type: House
Land Size: 416 sqm approx

Account - Step Up Property