

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

21 FARRELL COURT NORTH 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

\$550,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

Property type

House

Suburb

North Bendigo

Period-from

01 Aug 2025

to

31 Jul 2026

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

2 ORLWIN STREET NORTH BENDIGO VIC 3550	\$534,000	04-Dec-25
37 HOLDSWORTH ROAD LONG GULLY VIC 3550	\$560,000	20-Feb-26
17 MCGOWAN STREET CALIFORNIA GULLY VIC 3556	\$590,000	14-Mar-26

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 August 2026


**2 ORLWIN STREET NORTH
BENDIGO VIC 3550**
 3  1  2

Sold Price **\$534,000** Sold Date **04-Dec-25**

Distance **0.45km**

**37 HOLDSWORTH ROAD LONG
GULLY VIC 3550**
 3  1  -

Sold Price **\$560,000** Sold Date **20-Feb-26**

Distance **0.95km**

**17 MCGOWAN STREET
CALIFORNIA GULLY VIC 3556**
 3  1  -

Sold Price **\$590,000** Sold Date **14-Mar-26**

Distance **1.21km**
RS = Recent sale

UN = Undisclosed Sale

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