

## 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

11 MARY STREET EAST BAIRNSDALE VIC 3875

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$329,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$403,750

Property type

House

Suburb

East Bairnsdale

Period-from

01 Jun 2025

to

31 May 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

21 MACRAE STREET EAST BAIRNSDALE VIC 3875	\$320,000	09-Jun-26
28 MCEACHARN STREET EAST BAIRNSDALE VIC 3875	\$358,000	25-Nov-25
21 MCEACHARN STREET EAST BAIRNSDALE VIC 3875	\$395,000	15-Dec-25

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: 18 June 2026

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**21 MACRAE STREET EAST  
 BAIRNSDALE VIC 3875**

 3  1  -

Sold Price <sup>RS</sup> **\$320,000** Sold Date **09-Jun-26**

Distance **0.35km**



**28 MCEACHARN STREET EAST  
 BAIRNSDALE VIC 3875**

 3  1  1

Sold Price **\$358,000** Sold Date **25-Nov-25**

Distance **0.11km**



**21 MCEACHARN STREET EAST  
 BAIRNSDALE VIC 3875**

 3  1  1

Sold Price **\$395,000** Sold Date **15-Dec-25**

Distance **0.21km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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