

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

2/85 MORONEY STREET BAIRNSDALE VIC 3875

Indicative selling price

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

Single Price

\$430,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$447,500

Property type

House

Suburb

Bairnsdale

Period-from

01 Feb 2025

to

31 Jan 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

44 DAY STREET BAIRNSDALE VIC 3875	\$440,000	30-Jul-25
18 SWAN STREET BAIRNSDALE VIC 3875	\$450,000	03-Oct-25
17 OBRIEN STREET BAIRNSDALE VIC 3875	\$422,000	15-Jan-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: 04 February 2026

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44 DAY STREET BAIRNSDALE VIC 3875

Sold Price

\$440,000

Sold Date

30-Jul-25

 3  2  -

Distance

0.53km



18 SWAN STREET BAIRNSDALE VIC 3875

Sold Price

\$450,000

Sold Date

03-Oct-25

 3  1  2

Distance

0.93km



17 OBRIEN STREET BAIRNSDALE VIC 3875

Sold Price

^{RS} **\$422,000**

Sold Date

15-Jan-26

 3  2  1

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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