

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

1/98 HOLMES ROAD 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

\$325,000

&

\$355,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$451,250

Property type

Unit

Suburb

North Bendigo

Period-from

01 Jul 2025

to

30 Jun 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

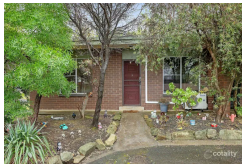
Date of sale

3/26 YALLAMBEE DRIVE KENNINGTON VIC 3550	\$350,000	31-Oct-25
6/27 NISH STREET FLORA HILL VIC 3550	\$340,000	17-Sep-25
1/133 EAGLEHAWK ROAD LONG GULLY VIC 3550	\$355,000	25-Oct-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: 28 July 2026


**3/26 YALLAMBEE DRIVE
KENNINGTON VIC 3550**
 2  1  1

Sold Price

\$350,000

Sold Date

31-Oct-25

Distance

4.34km

**6/27 NISH STREET FLORA HILL VIC
3550**
 2  1  2

Sold Price

\$340,000

Sold Date

17-Sep-25

Distance

4.62km

**1/133 EAGLEHAWK ROAD LONG
GULLY VIC 3550**
 2  1  1

Sold Price

\$355,000

Sold Date

25-Oct-25

Distance

1.66km
RS = Recent sale

UN = Undisclosed Sale

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