

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

34 DAY 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

\$629,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

House

Suburb

Bairnsdale

Period-from

01 Dec 2024

to

30 Nov 2025

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

32 WARDE STREET BAIRNSDALE VIC 3875	\$610,000	01-Apr-25
45 SCOTT STREET BAIRNSDALE VIC 3875	\$620,000	10-Oct-25
25 DIANELLA PLACE BAIRNSDALE VIC 3875	\$644,500	24-Aug-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: 19 December 2025

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**32 WARDE STREET BAIRNSDALE
VIC 3875**

Sold Price

\$610,000

Sold Date

01-Apr-25



4



2



2

Distance

0.37km



**45 SCOTT STREET BAIRNSDALE
VIC 3875**

Sold Price

\$620,000

Sold Date

10-Oct-25



4



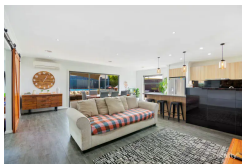
2



2

Distance

0.32km



**25 DIANELLA PLACE BAIRNSDALE
VIC 3875**

Sold Price

\$644,500

Sold Date

24-Aug-25



4



2



2

Distance

3.49km

RS = Recent sale

UN = Undisclosed Sale

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