

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

22 ARNOLD ROAD BACCHUS MARSH VIC 3340

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

\$395,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$330,000

Property type

Land

Suburb

Bacchus Marsh

Period-from

01 Apr 2025

to

31 Mar 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 MARTIN COURT BACCHUS MARSH VIC 3340	\$360,000	10-Dec-25
7 MCLACHLAN STREET BACCHUS MARSH VIC 3340	\$380,000	04-Mar-26
7 IVERS COURT DARLEY VIC 3340	\$365,500	27-Jan-26

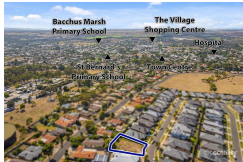
OR

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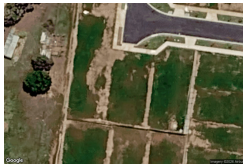
This Statement of Information was prepared on: 15 April 2026


2 MARTIN COURT BACCHUS MARSH VIC 3340
 -
  -
  -

 Sold Price **\$360,000** Sold Date **10-Dec-25**

 Distance **0.04km**

7 MCLACHLAN STREET BACCHUS MARSH VIC 3340
 -
  -
  2

 Sold Price ^{RS} **\$380,000** Sold Date **04-Mar-26**

 Distance **0.76km**

7 IVERS COURT DARLEY VIC 3340
 -
  -
  -

 Sold Price **\$365,500** Sold Date **27-Jan-26**

 Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 MARTIN COURT BACCHUS MARSH VIC 3340

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

\$395,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$330,000

Property type

Land

Suburb

Bacchus Marsh

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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Price

Date of sale

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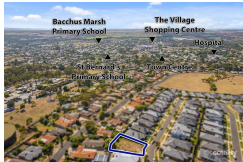
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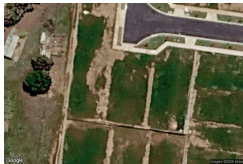
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 Distance **0.04km**

7 MCLACHLAN STREET BACCHUS MARSH VIC 3340
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 Sold Price ^{RS} **\$380,000** Sold Date **04-Mar-26**

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Statement of Information

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Address
Including suburb and
postcode

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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

\$395,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$330,000

Property type

Land

Suburb

Bacchus Marsh

Period-from

01 Apr 2025

to

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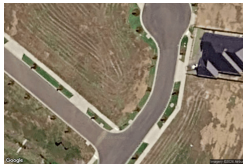
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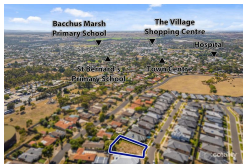
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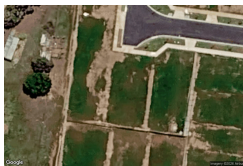
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Indicative selling price

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Single Price

or range
between

\$395,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$330,000

Property type

Land

Suburb

Bacchus Marsh

Period-from

01 Apr 2025

to

31 Mar 2026

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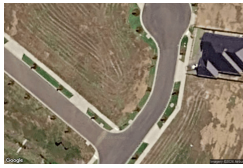
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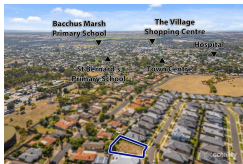
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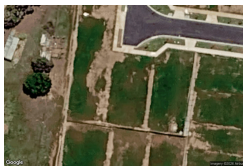
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Address
Including suburb and
postcode

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Single Price

or range
between

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$330,000

Property type

Land

Suburb

Bacchus Marsh

Period-from

01 Apr 2025

to

31 Mar 2026

Source

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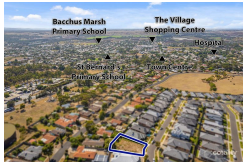
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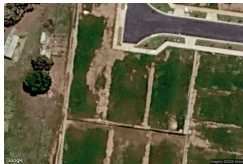
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Address
Including suburb and
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Single Price

or range
between

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$330,000

Property type

Land

Suburb

Bacchus Marsh

Period-from

01 Apr 2025

to

31 Mar 2026

Source

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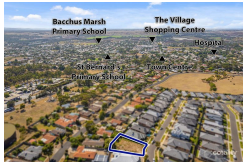
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Indicative selling price

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

Single Price

or range
between

\$440,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$330,000

Property type

Land

Suburb

Bacchus Marsh

Period-from

01 Apr 2025

to

31 Mar 2026

Source

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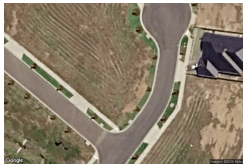
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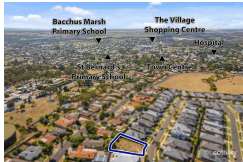
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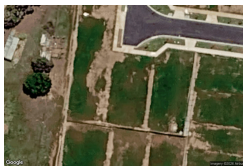
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Indicative selling price

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Single Price

or range
between

\$490,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

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Property type

Land

Suburb

Bacchus Marsh

Period-from

01 Apr 2025

to

31 Mar 2026

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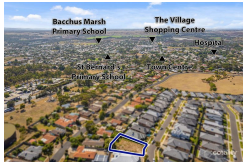
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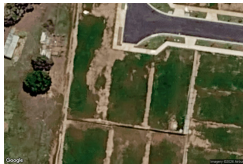
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Statement of Information

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

19 ARNOLD ROAD BACCHUS MARSH VIC 3340

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

\$470,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$330,000

Property type

Land

Suburb

Bacchus Marsh

Period-from

01 Apr 2025

to

31 Mar 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

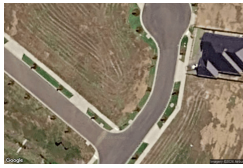
Date of sale

2 MARTIN COURT BACCHUS MARSH VIC 3340	\$360,000	10-Dec-25
7 MCLACHLAN STREET BACCHUS MARSH VIC 3340	\$380,000	04-Mar-26
7 IVERS COURT DARLEY VIC 3340	\$365,500	27-Jan-26

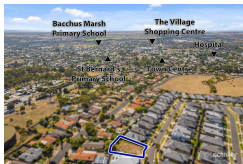
OR

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.~~

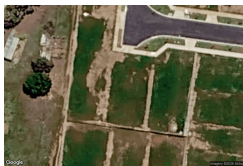
This Statement of Information was prepared on: 15 April 2026


2 MARTIN COURT BACCHUS MARSH VIC 3340
 -
  -
  -

 Sold Price **\$360,000** Sold Date **10-Dec-25**

 Distance **0.04km**

7 MCLACHLAN STREET BACCHUS MARSH VIC 3340
 -
  -
  2

 Sold Price ^{RS} **\$380,000** Sold Date **04-Mar-26**

 Distance **0.76km**

7 IVERS COURT DARLEY VIC 3340
 -
  -
  -

 Sold Price **\$365,500** Sold Date **27-Jan-26**

 Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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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

17 ARNOLD ROAD BACCHUS MARSH VIC 3340

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

\$395,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$330,000

Property type

Land

Suburb

Bacchus Marsh

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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Address of comparable property

Price

Date of sale

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7 MCLACHLAN STREET BACCHUS MARSH VIC 3340	\$380,000	04-Mar-26
7 IVERS COURT DARLEY VIC 3340	\$365,500	27-Jan-26

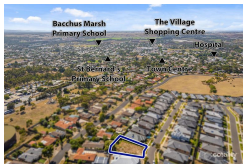
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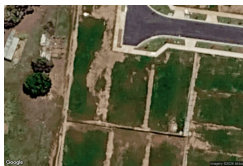
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2 MARTIN COURT BACCHUS MARSH VIC 3340
 -  -  -

 Sold Price **\$360,000** Sold Date **10-Dec-25**

 Distance **0.04km**

7 MCLACHLAN STREET BACCHUS MARSH VIC 3340
 -  -  2

 Sold Price ^{RS} **\$380,000** Sold Date **04-Mar-26**

 Distance **0.76km**

7 IVERS COURT DARLEY VIC 3340
 -  -  -

 Sold Price **\$365,500** Sold Date **27-Jan-26**

 Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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Statement of Information

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Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

15 ARNOLD ROAD BACCHUS MARSH VIC 3340

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

\$430,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$330,000

Property type

Land

Suburb

Bacchus Marsh

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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Address of comparable property

Price

Date of sale

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7 IVERS COURT DARLEY VIC 3340	\$365,500	27-Jan-26

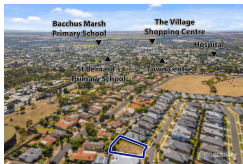
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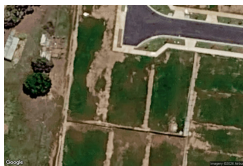
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Address
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postcode

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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

\$460,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$330,000

Property type

Land

Suburb

Bacchus Marsh

Period-from

01 Apr 2025

to

31 Mar 2026

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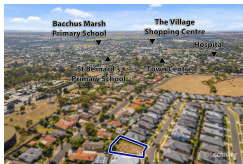
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