

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 CALEDONIA STREET 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

\$580,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,550

Property type

House

Suburb

North Bendigo

Period-from

01 Aug 2024

to

31 Jul 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

7 FLOOD STREET BENDIGO VIC 3550	\$725,000	03-Jul-25
55 BELLE VUE ROAD GOLDEN SQUARE VIC 3555	\$548,500	22-Apr-25
19 MACDOUGALL ROAD GOLDEN SQUARE VIC 3555	\$540,200	19-Dec-24

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: 11 August 2025



7 FLOOD STREET BENDIGO VIC 3550

3 1 1

Sold Price

^{RS} **\$725,000** Sold Date **03-Jul-25**

Distance **1.15km**



55 BELLE VUE ROAD GOLDEN SQUARE VIC 3555

3 1 1

Sold Price

\$548,500 Sold Date **22-Apr-25**

Distance **4.36km**



19 MACDOUGALL ROAD GOLDEN SQUARE VIC 3555

3 1 1

Sold Price

\$540,200 Sold Date **19-Dec-24**

Distance **4.3km**

RS = Recent sale

UN = Undisclosed Sale

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