

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

196 WATTLE STREET 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

\$1,245,000

&

\$1,295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Bendigo

Period-from

01 Nov 2024

to

31 Oct 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

24 VALENTINE STREET BENDIGO VIC 3550	\$1,165,000	31-Jul-25
59 ROWAN STREET BENDIGO VIC 3550	\$1,290,000	23-Oct-24
18 FOREST STREET BENDIGO VIC 3550	\$1,342,000	01-Apr-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.~~

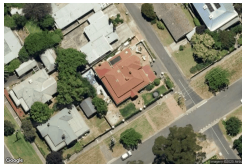
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**24 VALENTINE STREET BENDIGO
VIC 3550**

5 3 2

Sold Price

\$1,165,000

Sold Date

31-Jul-25

Distance

0.19km



**59 ROWAN STREET BENDIGO VIC
3550**

4 2 2

Sold Price

\$1,290,000

Sold Date

23-Oct-24

Distance

0.54km



**18 FOREST STREET BENDIGO VIC
3550**

1 1 2

Sold Price

\$1,342,000

Sold Date

01-Apr-25

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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