

# 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 or  
locality and postcode

2/12 Mackay Street, East Bendigo VIC 3550
---

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$430,000
-----------

&

\$470,000
-----------

### Median sale price

Median price

\$520,000
-----------

Property type

House
-------

Suburb

East Bendigo VIC 3550
-----------------------

Period - From

Aug 2024
----------

to

Jul 2025
----------

Source

<a href="https://realestate.com.au/vic/east-bendigo-3550/">realestate.com.au/vic/east-bendigo-3550/</a>
---

### Comparable property sales

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
2/65 McIvor Road, East Bendigo VIC 3550	\$486,000	09/10/24
3/174 St Aidans Road, Kennington VIC 3550	\$429,000	28/07/25
10 Tomlins Street, Bendigo VIC 3550	\$485,000	23/06/25

This Statement of Information was prepared on:

27/08/2025
------------