

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

6/35 MACRAE STREET EAST 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

\$430,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$357,500

Property type

Other

Suburb

East Bairnsdale

Period-from

01 Oct 2024

to

30 Sep 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

10A CHARLES STREET LUCKNOW VIC 3875	\$530,000	16-Oct-24
10 BRYAN PLACE EAST BAIRNSDALE VIC 3875	\$487,000	16-Jul-25
14B LEN COOK DRIVE EASTWOOD VIC 3875	\$525,000	05-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: 23 October 2025

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**10A CHARLES STREET LUCKNOW
VIC 3875**

 3  2  2

Sold Price

\$530,000

Sold Date

16-Oct-24

Distance

1.06km



**10 BRYAN PLACE EAST
BAIRNSDALE VIC 3875**

 2  2  2

Sold Price

\$487,000

Sold Date

16-Jul-25

Distance

0.34km



**14B LEN COOK DRIVE EASTWOOD
VIC 3875**

 3  2  1

Sold Price

^{RS} **\$525,000**

Sold Date

05-Aug-25

Distance

1.58km



**33 LEN COOK DRIVE EASTWOOD
VIC 3875**

 3  2  2

Sold Price

\$520,000

Sold Date

07-Aug-24

Distance

1.64km

RS = Recent sale

UN = Undisclosed Sale

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