

## 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

9 WHITE AVENUE 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	\$1,050,000	&	\$1,150,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$600,000	Property type	House	Suburb	Bacchus Marsh
Period-from	01 Dec 2024	to	30 Nov 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
5 CAMPBELL COURT DARLEY VIC 3340	1190000	12-Sep-25
83 NELSON STREET DARLEY VIC 3340	1000000	23-Jun-25
11 CAIRNS DRIVE DARLEY VIC 3340	1040000	14-Oct-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: 15 December 2025



**RELIANCE**  
real estate

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**5 CAMPBELL COURT DARLEY VIC 3340**   Sold Price   **1190000**   Sold Date **12-Sep-25**

4   2   2

Distance   **2.41km**



**83 NELSON STREET DARLEY VIC 3340**   Sold Price   **1000000**   Sold Date **23-Jun-25**

4   2   2

Distance   **3.5km**



**11 CAIRNS DRIVE DARLEY VIC 3340**   Sold Price   **RS 1040000**   Sold Date **14-Oct-25**

4   2   2

Distance   **3.94km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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