

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

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



5 CAMPBELL COURT DARLEY VIC 3340

 4  2  2

Sold Price

1190000

Sold Date

12-Sep-25

Distance

2.41km



83 NELSON STREET DARLEY VIC 3340

 4  2  2

Sold Price

1000000

Sold Date

23-Jun-25

Distance

3.5km



11 CAIRNS DRIVE DARLEY VIC 3340

 4  2  2

Sold Price

^{RS} **1040000**

Sold Date

14-Oct-25

Distance

3.94km

RS = Recent sale

UN = Undisclosed Sale

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