

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

7 KOOKABURRA AVENUE NORTH 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

\$400,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,400

Property type

House

Suburb

North 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

144 HOLDSWORTH ROAD NORTH BENDIGO VIC 3550	\$400,000	26-May-25
30 MURDOCK STREET CALIFORNIA GULLY VIC 3556	\$417,500	19-Mar-25
5 HYDE STREET EAST BENDIGO VIC 3550	\$420,000	13-Feb-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: 10 November 2025

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**144 HOLDSWORTH ROAD NORTH
BENDIGO VIC 3550**

2 1 1

Sold Price

\$400,000

Sold Date **26-May-25**

Distance **0.35km**



**30 MURDOCK STREET
CALIFORNIA GULLY VIC 3556**

2 1 1

Sold Price

\$417,500

Sold Date **19-Mar-25**

Distance **2.14km**



**5 HYDE STREET EAST BENDIGO
VIC 3550**

2 1 1

Sold Price

\$420,000

Sold Date **13-Feb-25**

Distance **2.29km**

RS = Recent sale

UN = Undisclosed Sale

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