

## 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

68 STRICKLAND ROAD EAST BENDIGO VIC 3550

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$430,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,000

Property type

House

Suburb

East Bendigo

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

277 EAGLEHAWK ROAD CALIFORNIA GULLY VIC 3556	\$450,000	26-Mar-25
40 CUNNEEN STREET LONG GULLY VIC 3550	\$467,250	27-Mar-25
6 BARRELL STREET EAGLEHAWK VIC 3556	\$452,000	23-Apr-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: 19 December 2025



**277 EAGLEHAWK ROAD  
CALIFORNIA GULLY VIC 3556**

4 1 1

Sold Price **\$450,000** Sold Date **26-Mar-25**

Distance **4.31km**



**40 CUNNEEN STREET LONG  
GULLY VIC 3550**

4 2 1

Sold Price **\$467,250** Sold Date **27-Mar-25**

Distance **4.42km**



**6 BARRELL STREET EAGLEHAWK  
VIC 3556**

4 2 1

Sold Price **\$452,000** Sold Date **23-Apr-25**

Distance **4.93km**

RS = Recent sale

UN = Undisclosed Sale

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