

## 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

1 BUCKIE STREET LONG GULLY 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

\$390,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Long Gully

Period-from

01 Jul 2025

to

30 Jun 2026

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

283A EAGLEHAWK ROAD CALIFORNIA GULLY VIC 3556	\$420,000	18-Dec-25
9/18-20 HOY STREET NORTH BENDIGO VIC 3550	\$385,000	14-Feb-26
1/48 HAPPY VALLEY ROAD IRONBARK VIC 3550	\$375,000	29-Jul-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: 02 July 2026



**283A EAGLEHAWK ROAD  
CALIFORNIA GULLY VIC 3556**

 2  1  1

Sold Price **\$420,000** Sold Date **18-Dec-25**

Distance **0.6km**



**9/18-20 HOY STREET NORTH  
BENDIGO VIC 3550**

 2  1  1

Sold Price **\$385,000** Sold Date **14-Feb-26**

Distance **1.95km**



**1/48 HAPPY VALLEY ROAD  
IRONBARK VIC 3550**

 2  1  1

Sold Price **\$375,000** Sold Date **29-Jul-25**

Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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Including suburb and  
postcode

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### Indicative selling price

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Single Price

or range  
between

\$190,000

&

\$200,000

### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

### 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

2/1 SEMMENS STREET LONG GULLY VIC 3550	\$220,000	21-Oct-25
83 MAPLE STREET GOLDEN SQUARE VIC 3555	\$200,000	15-Sep-25
1/129 MURPHY STREET EAST BENDIGO VIC 3550	\$182,000	11-Mar-26

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: 02 July 2026



**2/1 SEMMENS STREET LONG  
GULLY VIC 3550**

- - -

Sold Price **\$220,000** Sold Date **21-Oct-25**

Distance **1km**

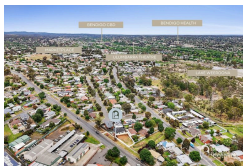


**83 MAPLE STREET GOLDEN  
SQUARE VIC 3555**

- - -

Sold Price **\$200,000** Sold Date **15-Sep-25**

Distance **2.94km**



**1/129 MURPHY STREET EAST  
BENDIGO VIC 3550**

- - -

Sold Price <sup>RS</sup> **\$182,000** Sold Date **11-Mar-26**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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