

STATEMENT OF INFORMATION

8A SETTLERS PLACE, MAIDEN GULLY, VIC 3551

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8A SETTLERS PLACE, MAIDEN GULLY,

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Indicative Selling Price

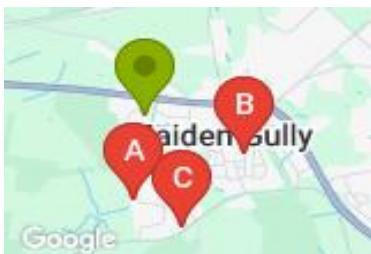
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$925,000 to \$975,000

Provided by: Ella Douch, Ray White Bendigo

MEDIAN SALE PRICE



MAIDEN GULLY, VIC, 3551

Suburb Median Sale Price (Vacant Land)

\$350,000

01 January 2025 to 31 December 2025

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



14 MICHELLE DR, MAIDEN GULLY, VIC 3551

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2

Sale Price

\$940,000

Sale Date: 25/08/2025

Distance from Property: 1.2km



18 ARLINGTON CRT, MAIDEN GULLY, VIC

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Sale Price

\$930,000

Sale Date: 24/05/2025

Distance from Property: 1.4km



204 EDWARDS RD, MAIDEN GULLY, VIC 3551

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Sale Price

\$915,000

Sale Date: 24/10/2025

Distance from Property: 1.7km



This report has been compiled on 29/01/2026 by Ray White Bendigo. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

8A SETTLERS PLACE, MAIDEN GULLY, VIC 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$925,000 to \$975,000

Median sale price

Median price \$350,000

Property type

House

Suburb

MAIDEN GULLY

Period

01 January 2025 to 31 December 2025

Source

 pricefinder

Comparable property sales

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

14 MICHELLE DR, MAIDEN GULLY, VIC 3551	\$940,000	25/08/2025
18 ARLINGTON CRT, MAIDEN GULLY, VIC 3551	\$930,000	24/05/2025
204 EDWARDS RD, MAIDEN GULLY, VIC 3551	\$915,000	24/10/2025

This Statement of Information was prepared on:

29/01/2026